

PB# 94-1

**Blossom Heights
(Sub.)**

32-2-103

Approved 4/2/02

PB# 94-1

Windsor
Woods

* See Additional
Maps *

30 Lots

TOWN OF NEW WINDSOR
555 Union Avenue
New Windsor, NY 12550

GENERAL RECEIPT

January 6 19 94

Received of Gervas & Hildreth, L.S., P.C. \$ 150.00

One Hundred fifty 00/100 DOLLARS

For Planning Board Application Fee P.B.# 94-1

DISTRIBUTION

FUND	CODE	AMOUNT
ck # 3504		150.00

By Dorothy H. Hansen
sh

Town Clerk

Title

† WILLIAMSON LAW BOOK CO., VICTOR, N.Y. 14564

Planning Board

Town Hall

555 Union Ave.

New Windsor, N.Y. 12551

NO. 94-1

January 6, 19 94

RECEIVED FROM Saul Silverman

Seven Hundred Fifty 00/100 DOLLARS

Escrow: 4 Lots @ 150.00 = 600.00 + 2 Lots @ 75.00 = 150.00

Account Total \$ 750.00

Amount Paid \$ 750.00

Balance Due \$ - 0 -

Helen, Captains
Mary Mason, Secy. to the P.B.

"THE EFFICIENCY LINE" AN AMPAD PRODUCT

Ck # 3504		150.00

WILLIAMSON LAW BOOK CO., VICTOR, N.Y. 14564

By Deborah H. Kinsen
sh

Town Clerk

Title

Planning Board

Town Hall

555 Union Ave.

New Windsor, N.Y. 12553

NO. 94-1

January 6, 1994

RECEIVED FROM Saul Silverman

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Account Total \$ 750.00

Amount Paid \$ 750.00

Balance Due \$ 0-

W. H. Capital
Mega Max, pay to the P.B.

"THE EFFICIENCY LINE" AN AMPAD PRODUCT

Robert Silber

1-845-222-1812

Saul Silverman
353-2005
353-2454
for

Map Number 73-02
Section 32 Block 2 Lot 107, 2
City Town Village New Windsor

Title: Windsor Woods Subdivision
Section 3, 4, & 5

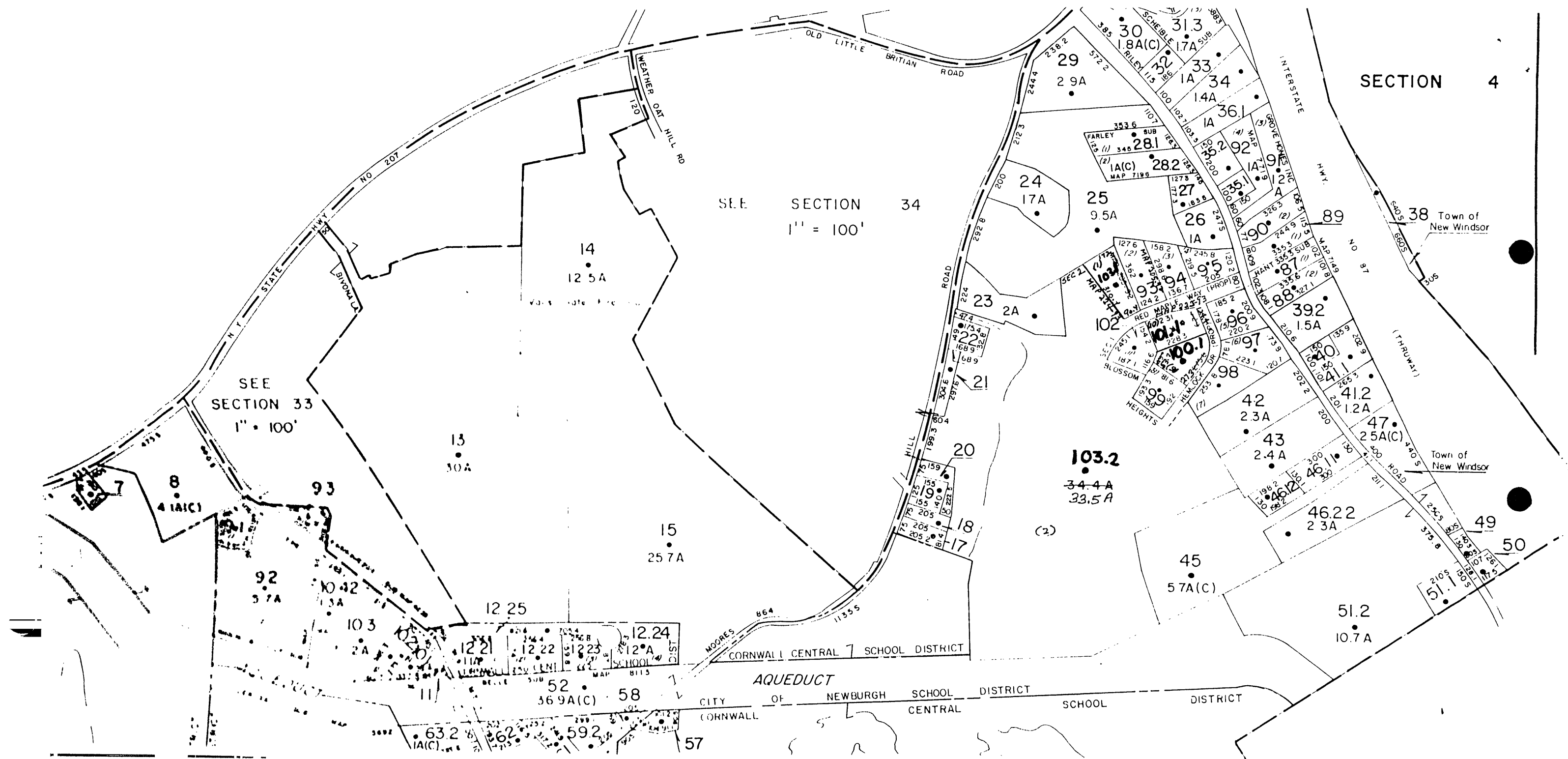
Dated: 4/15/98 Rev. Filed 4/15/02

Approved by James Bresnan
on 4-2-02

Record Owner Windsor Woods Inc.

DONNA L. BENSON
Orange County Clerk

(6 Sheets)



MORTON N. SILBERBERG

ATTORNEY AT LAW
20 SQUADRON BOULEVARD
SUITE 270
NEW CITY, NEW YORK 10956
TELEPHONE (845) 638-9300
FACSIMILE (845) 638-9684

November 28, 2005

Mr. Henry Kroll, Highway Superintendent
Town of New Windsor
555 Union Avenue
New Windsor, NY 12553

Post-it® Fax Note 7671		Date	# of pages ▶
To	Mark Edall		From
Co./Dept.			Co.
Phone #			Phone #
Fax #			Fax #

RE: Windsor Woods Subdivision, New Windsor, NY

Dear Mr. Kroll:

The public improvements at Windsor Woods Subdivision have been fully completed. In October and November, 2005, all curbs were repaired, utility lines tested, monuments installed and the road wearing course was paved. This work was performed under the supervision of employees of your department and the Town Engineer's office.

At this time we want to dedicate the public improvements to the Town of New Windsor. As part of the dedication process, we must deliver an "Order Accepting the Road for Dedication", signed by you, to the Town Attorney, together with various other documents and papers. Please prepare such an Order and send it to me as soon as possible. By a copy of this letter to the Town Supervisor, I am requesting that the Town Board consent to the dedication of the roads and other public improvements.

Your immediate attention to this request will be greatly appreciated.

Very truly yours,

Morton Silberberg
Morton N. Silberberg

MNS: smr

CC: Mr. George Meyers, Town Supervisor
✓ Mr. James Petro, Planning Board Chairman

Via Certified Mail, RRR

cc: faxed to M.E. 11-29-05

MORTON N. SILBERBERG

ATTORNEY AT LAW
20 SQUADRON BOULEVARD
SUITE 270
NEW CITY, NEW YORK 10956
TELEPHONE (845) 638-9300
FACSIMILE (845) 638-9684

October 28, 2005

Ms. Myra Mason
Town of New Windsor Planning Board
555 Union Avenue
New Windsor, NY 12550

Post-it® Fax Note 7671		Date	# of pages ▶
To	Mark Edsall	From	Myra
Co./Dept.		Co.	
Phone #		Phone #	
Fax #		Fax #	

RE: Windsor Woods Subdivision

Dear Ms. Mason:

Windsor Woods, LLC recently completed the installation of the public improvements at all phases of Windsor Woods Subdivision including, but not limited to, the asphalt-wearing course of pavement and repairs to all curbs in the subdivision. The sanitary sewers and stormwater drainage systems were inspected and tested.

We request that you send an inspector to the Windsor Woods Subdivision to verify that the above-mentioned work has been completed so that the Planning Board can reduce the amount of the Letter of Credit that we have on file to guarantee this work. We believe that the Letter of Credit should be reduced to \$90,000.00. Please place this Letter of Credit reduction request on the Planning Board's agenda for November, 2005. If you require any additional information or any additional paperwork, please call me.

Very truly yours,

Morton Silberberg
Morton N. Silberberg

MNS: ws

Cc: Mr. Greg Monteith – Union State Bank

11/4/05
Mark - Please advise -

Myra

CC: M.E

HARRY_TOROMANIDES_(05-65)

MR. KANE: Request for 12 ft. 6 inch variance for proposed second floor addition that will project closer to the road than original house at 10 Hickory Avenue.

Mr. Harry Toromanides appeared before the board for this proposal.

MR. KANE: Tell us what you want to do, sir.

MR. TOROMANIDES: As you stated, there's a proposed second floor addition with it being two feet closer than the original structure but I guess the 12 feet number is from where current zoning has it, now the line has to be I guess it's 45 feet back, currently 35 feet back, we're just asking to go two feet closer on the second floor.

MR. KANE: Mike on the original house that would be like grandfathered in?

MR. BABCOCK: Well--

MR. KANE: So this would just fix that, right?

MR. BABCOCK: I would say that on the original house Mr. Chairman not knowing when it was built but I could check that, verify that there probably wasn't any requirement for front yard setback or it was much less than what it is today.

MR. KANE: Okay.

MR. TOROMANIDES: And--

MR. BABCOCK: It was built in 1946 which is prior to zoning.

MR. KANE: Again, some questions may not make sense but

we have to ask them all. Cutting down any trees or substantial vegetation?

MR. TOROMANIDES: No.

MR. KANE: Creating any water hazards or runoffs?

MR. TOROMANIDES: No.

MR. KANE: With the top of the home sticking two feet out into the front, does that project closer to the road than any other home on that side of the street?

MR. TOROMANIDES: I couldn't definitively say that any other home, certainly the two adjoining us, I took pictures of both, they're both closer by 10 or 12 feet and we would still be eight or ten feet in back of them from the front of their house.

MR. KANE: Thank you. Any further questions? I'll accept a motion.

MS. LOCEY: I will offer a motion to schedule a public hearing for Harry Toromanides for his requested 12 foot six inch variance for a proposed second floor addition that will project closer to the road than the original house at 10 Hickory Avenue.

MR. BROWN: Second the motion.

ROLL CALL

MS. GANN	AYE
MS. LOCEY	AYE
MR. BROWN	AYE
MR. REIS	AYE
MR. KANE	AYE



TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK 12553
Telephone: (845) 563-4611
Fax: (845) 563-4670


OFFICE OF THE TOWN CLERK
DEBORAH GREEN

CLERK'S CERTIFICATE

I, **DEBORAH GREEN**, Town Clerk of the Town of New Windsor in the County of Orange, State of New York, **Hereby Certify** that the below extract of the Minutes has been compared by me with the Minutes of the Town Board of the Town of New Windsor in the County of Orange, State of New York, held on the 7th day of September, 2005, and the same is a true and correct transcript therefrom and of the whole thereof so far as the same relates to the subject matter referred to.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the corporate seal of said Town this 9th day of September 2005.

Town Seal


DEBORAH GREEN, TOWN CLERK
TOWN OF NEW WINDSOR

Motion by Councilwoman Mullarkey, seconded by Councilman Finnegan

WHEREAS, a petition has been presented to this Town Board, which was received and filed on June 1, 2005, requesting on behalf of the Windsor Woods Subdivision that the development requirements for sidewalks be eliminated as follows:

We, the undersigned residents and homeowners of Red Maple Way and Old Hemlock Drive, do hereby protest the Town of New Windsor against construction of sidewalks in our neighborhood. It is understood that the Town's intention is for safety of our residents; however, our road is a large cul-de-sac that is not heavily traveled and is wide enough to allow for drivers and pedestrians alike. The addition of sidewalks would diminish property fronts due to extent of the sidewalk dimensions, infringe upon many residents' privacy and destroy current landscaping and/or previously installed sprinkler systems. With the steep grade of our roads, sidewalks could potentially become hazardous during the winter months leaving homeowners open to liability. Please consider our plea and veto sidewalk construction in our residential development.

NOW, THEREFORE, The Town Board of the Town of New Windsor, having considered the Petition, does hereby resolve that eliminating sidewalks on Red Maple Way and Old Hemlock Drive is in the public interest and is in keeping with the general

spirit and intent of Section 257.5 of the Town Code; and be it further resolved that a certified copy of the Resolution be forwarded to the Town Planning Board.

ROLL CALL: ALL AYES

MOTION CARRIED: 5-0

P. 1 of 2
3-21-02

FOR PRESENTATION, AND DISCUSSION AT TOWN PLANNING MEETING OF
MARCH 27, 2002, Wed., or FIRST MEETING AFTER THAT, IF CANCELLED-
Att: Mr James Petro, Chairman of the Planning Board, and all other Board members:

We the undersigned, do herein petition the Town of New Windsor,
N.Y., Town Planning Board, and other appropriate departments, to do the
following:

For The Plan on record (not yet constructed) SIDEWALKS, for
Phase I and II, of the WINDSOR WOODS development, (off Riley Road),
to be removed, and curbs only, to be added to this one family development.

(This encompasses the properties adjacent to the roads off Red Maple
Way, and Hemlock Drive.)

THE MAIN REASONS WE OPPOSE THE SIDEWALKS PLANNING TO BE BUILT
ARE AS FOLLOWS:

- 1) Other recently developed properties off Riley Road **DO NOT** have sidewalks-
 - a) The Forest Glen homes (300+) built, and still being built on Dean Hill Road, and Summit Woods roads (see file # 97-11, approved 10-29-99) don't,
 - b) The Victoria Hills homes on Lisa Lane, built in 2001, don't,
 - c) Windsor Woods Phase I (11 homes),(see file # 86-74, approved 9/29/92), shouldn't be different,
 - d) And Windsor Woods Phase II (28 homes), (see file # 93-11, approved 8/30/93), shouldn't be different.
- 2) The presence of sidewalks would devalue the Windsor Woods development-
 - a) They would be esthetically out-of-place, in the highly wooded, and landscaped one-acre sited home area; this is not a city development,
 - b) Each property has a large enough single, or double driveway for a child's play area,
 - c) Nearby Riley Road residents who do not have sidewalks, would walk their dogs, and let their animals add unhealthy waste matter on and near these sidewalks.
- 3) Sidewalks are not needed-
 - a) The nearest food store is 3 miles away,
 - b) The nearest variety store is 2 miles away,
 - c) The nearest church is many miles away,
 - d) The nearest recreation site is 1 1/2 miles away,
 - e) There is nothing to walk to, all the above are driven to.
 - f) There is no through traffic to any street, but into and out of Red Maple Way, in this development.
- 4) The presence of sidewalks would cause an undue hardship to some of the homeowners; of the 11 properties resided in so far-
 - a) 3 of the residents are physically handicapped, and unable to maintain the sidewalks when there is snow, or ice,

- 822
- b) 4 of the residents are senior citizens, one is 74 years old, and unable to physically, or economically maintain the roads for snow, ice, or repair,
 - c) Others work long hours, or far distances, and are not available to be around to remove ice, and snow,
 - d) When the Town plows Red Maple Way, and ^{OLD} Hemlock Drive, with the Planned sidewalks, there will not be a buffer area to receive the many inches or feet of snow, making it impossible to remove by snow blowers, or by elderly, or handicapped residents.

5) The sidewalk plan that has been filed with the Town Planning Department, would place sidewalks **DIRECTLY OVER UTILITY LINES**, for example, on Red Maple Way-

- note
- a) Electric lines run directly under the planned sidewalks,
 - b) Gas lines run directly under the planned sidewalks,
 - c) Telephone lines run directly under the planned sidewalks,
 - d) T.V. Cable lines run directly under the planned sidewalks.
 - e) (The only lines that don't run directly under where they want to put the sidewalks, are water and sewer,
 - f) These sidewalks would have to be ripped out **every time** a utility needs To be repaired, or inspected; an illogical cost, and placement of unneeded Sidewalks.

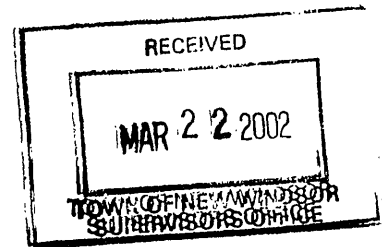
THE REASONS LISTED ABOVE ARE SOME OF THE REASONS WE ARE HERIN PRESENTING THIS PETITION TO THE TOWN, TO ABANDON THE CONSTRUCTION OF SIDEWALKS IN THE WINDSOR WOODS phase I, and II DEVELOPMENT.

	NAME	ADDRESS	DATE
1	Maite C. Parente	22 Red Maple Way N.W.N.Y.	3/21/02
2	Ronald R. Parente	22 RED MAPLE WAY "	3-21-02
3	Maite C. Parente	12 OLD HEMLOCK DR	3/21/02
4	Maite C. Parente	12 OLD Hemlock Drive	3/21/02
5	Manuel R. Heredia	9 Old Hemlock Dr	3/21/02
6	Charles J. Heredia	9 Old Hemlock Dr.	3/21/02
7	William McMahon	17 OLD HEMLOCK DR	3/22/02
8	William McMahon	11 Red Maple Way	3/22/02
9	William F. Campbell	528 RILEY RD.	3/22/02
10	Lola Campbell	528 Riley Rd.	3/22/02
11	William McMahon	5 Red Maple Way	3/22/02
12	William McMahon	17 Old Hemlock Drive	3/22/02
13	Andres J. Heredia	18 OLD Hemlock DR.	3-22-02
14	Jose Victor	18 OLD Hemlock DR.	3-22-02

↓
P.S. from above

Note: * 6" Water Retention Pond on Red Maple Way, with undeveloped lots of 200-300 sq ft will be area no resident will occupy, or maintain from snow etc, etc. *Maite C. Parente*
Ronald R. Parente

Citizens for a Safe Windsor Woods
16 Red Maple Way
New Windsor, N.Y. 12553
March 22, 2002



Honorable George Meyers
Town Supervisor, Town of New Windsor
555 Union Ave.
New Windsor, N.Y. 12553

Recently a questioned has been raised regarding the placement of sidewalks in the Windsor Woods subdivision in the Town of New Windsor. We the undersigned are very much if favor of sidewalks in the subdivision for two reasons:

- 1) The original plan approved by the planning board call for the sidewalks and as a home buyer we fully expected and hoped for them.
- 2) MOST IMPORTANTLY THE SAFETY OF OUR CHILDREN IS AT RISK DUE TO THE INCREASED VEHICULAR TRAFFIC THAT TWENTY EIGHT NEW HOMES WILL CAUSE.

567-1337

Name	Address	#of children at risk
GARY BERWICK	16 RED MAPLE WAY, NEW WINDSOR, NY	3
MARGUERITE BERWICK	16 Red Maple Way New Windsor, NY	3
JEFFREY SCHEVERMANN	11 Red Maple Way	1
Margaret Schevermann	11 Red Maple Way	1
FRANK SERSE	19 Red Maple Way, New Windsor	2
CAROL SERSE	19 Red Maple Way New Windsor	2
Sean McQuack	10 Red Maple Way	0
Maureen McQuack	10 Red Maple Way New Windsor	0
Victoria Ayala	8 Red Maple way New Windsor	4

Thank You for your attention to this matter.

DEWIS CANTORI - UNDER CONTRACT - 24 RED MAPLE WAY 3

Mary Cantori - UNDER CONTRACT - 24 Red Maple Way

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 04/02/2002

PAGE: 1

LISTING OF PLANNING BOARD ACTIONS

STAGE:

STATUS [Open, Withd]
A [Disap, Appr]

FOR PROJECT NUMBER: 94-1

NAME: BLOSSOM HEIGHTS - A.K.A. WINDSOR WOODS
APPLICANT: WINDSOR WOODS, INC.

--DATE--	MEETING-PURPOSE-----	ACTION-TAKEN-----
04/02/2002	PLANS STAMPED	APPROVED
02/27/2002	GRANTED 2 90-DAY EXTENSIONS	EXPIRES 5/5/02
05/09/2001	REQUEST FOR REAPPROVAL #2	GRANTED
11/15/2000	REQUEST FOR EXTENSION	GRANTED 2-90 DAY EXT
05/10/2000	REAPPROVAL REQUESTED	GRANTED
11/17/1999	P.B. REQUEST FOR EXTENSIONS	GRANTED 2 - 90DAY
05/12/1999	P.B. REQUEST	REAPPROVAL GRANTED
05/12/1999	P.B. EXT. REQUEST . TWO 90-DAY EXTENSIONS . THEN REAPPROVED	TWO 90 DAY EXT GRANT GRANTED ON ORIGINAL APPROVAL
05/27/1998	P.B. APPEARANCE . SUBJECT TO MARK'S COMMENTS OF 5/27/98	APPR. SUB. TO
05/20/1998	WORK SESSION APPEARANCE	REVISE & SUBMIT
02/22/1998	P.B. APPEARANCE . NEED HEALTH DEPT. APPROVAL - GREG SHAW TO SPEAK TO HWY SUPT . FOR MAINTENANCE OF POND - ADD NOTE #3 OF ENGINEER'S COMMENTS . OF 4/22/98	REVISE & RETURN
09/28/1994	P.B. APPEARANCE . PLAN TO BE REVIEWED BY SKIP, MARK & BOB RODGERS -THEN RETURN	ROADWAY LAYOUT
04/20/1994	WORKSHOP APPOINTMENT	DISCUSSION ONLY
04/13/1994	P.B. APPEARANCE	PRELIMINARY APPROVAL
03/23/1994	P.B. APPEARANCE - PUBLIC HEA . MARK TO FOLLOW-UP ROADS WITH SKIP	LA:ND CLOSE P.H.
03/02/1994	WORK SESSION APPEARANCE	SUB. 5 SETS FOR PH
02/23/1994	PLANNING BOARD APPEARANCE . P.H. SET FOR 3/23/94 - NEED GRADING PLAN	FULL EAF-SET P.H.

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 04/02/2002

PAGE: 2

LISTING OF PLANNING BOARD ACTIONS

STAGE:

STATUS [Open, Withd]
A [Disap, Appr]

FOR PROJECT NUMBER: 94-1

NAME: BLOSSOM HEIGHTS - A.K.A. WINDSOR WOODS

APPLICANT: WINDSOR WOODS, INC.

--DATE--	MEETING-PURPOSE-----	ACTION-TAKEN-----
01/12/1994	PLANNING BOARD APPEARANCE	REVISE PLAN
01/05/1994	WORK SESSION APPEARANCE	SUBMIT APPLICATION

IRREVOCABLE OFFER OF DEDICATION

KNOW ALL PERSONS BY THESE PRESENTS,

WHEREAS, Windsor Woods, Inc., does own certain real property in the Town of New Windsor, County of Orange and State of New York which has received subdivision approval from the Planning Board of the Town of New Windsor; and

WHEREAS, the Planning Board of Town of New Windsor has requested that Windsor Woods, Inc. dedicate to the Town of New Windsor, for municipal purposes, a certain area shown on said subdivision map as a drainage retention basin;

NOW THEREFORE,

WINDSOR WOODS, INC., a domestic corporation having offices at
200 South Broadway
South Nyack, New York 10960, as offeror,

does hereby irrevocably offer for dedication for municipal purposes to:

TOWN OF NEW WINDSOR, a municipal corporation having offices at
555 Union Avenue
New Windsor, New York 12553, as offeree,

All that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Town of New Windsor, County of Orange and State of New York, being more particularly bounded and described on Schedule "A" annexed hereto and made a part hereof.

AND this offer shall be binding on the Offeror, its successors and assigns.

IN WITNESS WHEREOF, the Offeror has set his hand and seal to the presents on the ____ day of April in the year 2000.

WINDSOR WOODS, INC.

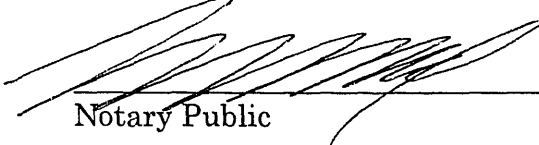
By: _____

Saul Silverman, ~~President~~

VP

STATE OF NEW YORK)
)ss.:
COUNTY OF ROCKLAND)

On this 3rd day of April, 2000 before me, the undersigned, a Notary Public in and for said State, personally appeared Saul Silverman, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.



Notary Public

ROBERT S. KNOEBEL, JR.
Notary Public
New York State Reg. #4985007
Qualified in Rockland County
My Commission Expires August 192001
13

**& Grevas
Hildreth, P.C.**
407 SOUTH PLANK ROAD UNIT 2, NEWBURGH, NEW YORK 10993
TEL: (914) 896-0600

LAND SURVEY
CONTRAGING
SITE PLANNING
LOCATION SURVEY

25 March 2000

DESCRIPTION
Lands to be Dedicated
to
The Town of New Windsor
in the
Windsor Woods Subdivision

All that certain piece or parcel of land situate, lying and being in the Town of New Windsor, Orange County, New York, being a portion of Tax Map Section 32 Block 2 Lot 103 shown as Parcel A in Section 3 on a map entitled "Windsor Woods Subdivision Sections 3, 4 & 5 Major Subdivision Plan", being more particularly described as follows:

BEGINNING at a point in the northerly line of Red Maple Way, where said line is intersected by the division line between Lot No. 4 and Parcel A, running thence, the following courses:

1. Along said division line, N 39°23'40" W 222.53' to a point;
2. Along the division line between Lot No. 3 and Parcel A, N 43°23'05" E 207.20' to a point;
3. Still along said division line, N 17°45'40" W 123.14' to a point;
4. Along lands now or formerly Molloy, N 43°14'00" E 132.76' to a point;
5. Still along said lands, N 41°40'00" W 175.41' to a point in the easterly line of Moores Hill Road;
6. Along said line, N 37°10'00" E 47.40' to a point;
7. Along lands now or formerly Petzold, S 41°20'00" E 218.40' to a point;
8. Along the division line between Lot No. 2 and Parcel A, S 17°49'35" E 457.06' to a point in the northerly line of Red Maple Way;
9. Along said line, on a curve to the right having a radius of 395.00' a distance of 24.79' to a point;
10. Still along said line, S 70°20'34" W 176.22' to a point;
11. Still along said line, on a curve to the left having a radius of 175.00' a distance of 72.88' to the point or place of BEGINNING.

Containing 122,888 square feet or 2.82 acres of land more or less.

BARGAIN AND SALE DEED WITH COVENANT AGAINST GRANTOR (INDIVIDUAL)

STATUTORY FORM C

THIS IS A LEGALLY BINDING INSTRUMENT. IF NOT FULLY UNDERSTOOD, WE
RECOMMEND ALL PARTIES TO THE INSTRUMENT CONSULT AN ATTORNEY BEFORE
SIGNING.

THIS INDENTURE, made the 3rd day of April, in the year Two Thousand

between

WINDSOR WOODS, INC.
100 South Broadway
South Nyack, New York 10960

party of the first part, and

TOWN OF NEW WINDSOR
555 Union Avenue
New Windsor, New York 12553

party of the second part:

WITNESSETH, that the party of the first part, in consideration of Ten and 00/100 (\$10.00)
dollars, lawful money of the United States, paid by the party of the second part, does hereby grant and
release unto the party of the second part, his heirs and assigns forever,

ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected,
situate, lying and being in the Town of New Windsor, County of Orange and State of New York,
being more particularly bounded and described in the Schedule "A" annexed hereto and made a part
hereof.

TOGETHER with all right, title and interest, if any, of the party of the first part of, in and to any streets and roads abutting the above-described premises to the center lines thereof;

TOGETHER with the appurtenances and all the estate and rights of the party of the first part in and to said premises.

TO HAVE AND TO HOLD the premises herein granted unto the party of the second part, his heirs and assigns forever. And the party of the first part covenants that he has not done or suffered anything whereby the said premises have been encumbered in any way whatever, except as aforesaid.

AND the party of the first part, in compliance with Section 13 of the Lien Law, covenants that the party of the first part will receive the consideration for this conveyance and will hold the right to receive such consideration as a trust fund to be applied first for the purpose of paying the cost of the improvement and will apply the same first to the payment of the cost of the improvement before using any part of the total of the same for any other purpose.

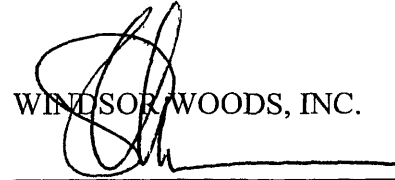
The word "party" shall be construed as if it read "parties" whenever the sense of this indenture so requires.

IN WITNESS WHEREOF, the party of the first part has hereunto set his hand and seal the day and year first above written.

In presence of:



WINDSOR WOODS, INC.



By: SAUL SILVERMAN JR.

STATE OF NEW YORK

COUNTY OF ROCKLAND

)
) ss.:
)

On the 3rd day of ~~March~~ April, in the year 2000, before me, the undersigned, a Notary Public in and for said State personally appeared SAUL SILVERMAN, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name (s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.



NOTARY PUBLIC

ROBERT S. KNOEBEL, JR.
Notary Public
New York State Reg. #4985007
Qualified in Rockland County
My Commission Expires August 5, 19~~22~~²⁰¹¹
13

Town of New Windsor Tax Map

Section 32

Block 2

Lot 107

RECORD AND RETURN TO:

TOWN OF NEW WINDSOR
555 Union Avenue
New Windsor, New York 12553

RE067.17

-2-

NYSBA PRACTICE FORMS 3/98

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FOR COUNTY USE ONLY

C1. SWIS Code _____

C2. Date Deed Recorded _____
Month Day Year

C3. Book _____ C4. Page _____



REAL PROPERTY TRANSFER REPORT

STATE OF NEW YORK
STATE BOARD OF REAL PROPERTY SERVICES

RP - 5217

RP-5217 Rev 3/97

PROPERTY INFORMATION

1. Property Location
STREET NUMBER _____ STREET NAME Riley Road
CITY OR TOWN New Windsor VILLAGE _____ ZIP CODE 12553

2. Buyer Name
LAST NAME / COMPANY TOWN OF NEW WINDSOR FIRST NAME _____
LAST NAME / COMPANY _____ FIRST NAME _____

3. Tax Billing Address
Indicate where future Tax Bills are to be sent if other than buyer address (at bottom of form)
LAST NAME / COMPANY _____ FIRST NAME _____
STREET NUMBER AND STREET NAME _____ CITY OR TOWN _____ STATE _____ ZIP CODE _____

4. Indicate the number of Assessment Roll parcels transferred on the deed _____ # of Parcels OR ☒ Part of a Parcel

5. Deed Property Size
FRONT FEET _____ X DEPTH _____ OR ACRES 2.82

6. Seller Name
LAST NAME / COMPANY WINDSOR WOODS, INC. FIRST NAME _____
LAST NAME / COMPANY _____ FIRST NAME _____

7. Check the box below which most accurately describes the use of the property at the time of sale:

- | | | |
|---|--|--|
| A <input type="checkbox"/> One Family Residential | E <input type="checkbox"/> Agricultural | I <input type="checkbox"/> Community Service |
| B <input type="checkbox"/> 2 or 3 Family Residential | F <input type="checkbox"/> Commercial | J <input type="checkbox"/> Industrial |
| C <input type="checkbox"/> Residential Vacant Land | G <input type="checkbox"/> Apartment | K <input type="checkbox"/> Public Service |
| D <input checked="" type="checkbox"/> Non-Residential Vacant Land | H <input type="checkbox"/> Entertainment / Amusement | L <input type="checkbox"/> Forest |

(Only if Part of a Parcel) Check as they apply:

- 4A. Planning Board with Subdivision Authority Exists ☒
4B. Subdivision Approval was Required for Transfer ☐
4C. Parcel Approved for Subdivision with Map Provided ☐

Check the boxes below as they apply:

8. Ownership Type is Condominium ☐
9. New Construction on Vacant Land ☐
10A. Property Located within an Agricultural District ☐
10B. Buyer received a disclosure notice indicating that the property is in an Agricultural District ☐

SALE INFORMATION

11. Sale Contract Date

Month Day Year N/A

12. Date of Sale / Transfer

04 / 03 / 00
Month Day Year

13. Full Sale Price

-000

(Full Sale Price is the total amount paid for the property including personal property. This payment may be in the form of cash, other property or goods, or the assumption of mortgages or other obligations.) Please round to the nearest whole dollar amount.

14. Indicate the value of personal property included in the sale

-000

ASSESSMENT INFORMATION - Data should reflect the latest Final Assessment Roll and Tax Bill

16. Year of Assessment Roll from which information taken

00

17. Total Assessed Value (of all parcels in transfer)

83,800

18. Property Class

21.0

19. School District Name

Newburgh Enlarged C.S.D.

20. Tax Map Identifier(s) / Roll Identifier(s) (If more than four, attach sheet with additional identifier(s))

32/2/03 (portion)

CERTIFICATION

I certify that all of the items of information entered on this form are true and correct (to the best of my knowledge and belief) and I understand that the making of any willful false statement of material fact herein will subject me to the provisions of the penal law relative to the making and filing of false instruments.

BUYER

BUYER SIGNATURE

DATE

555 Union Avenue
STREET NUMBER STREET NAME (AFTER SALE)

New Windsor NY 12553
CITY OR TOWN STATE ZIP CODE

SELLER

SELLER SIGNATURE

DATE

[Signature] 4/3/00
SAUL SWERMAN VP

BUYER'S ATTORNEY

LAST NAME

FIRST NAME

Crotty Phillip

AREA CODE

TELEPHONE NUMBER

914

NEW YORK STATE
COPY



New York State Department of Taxation and Finance

Combined Real Estate Transfer Tax Return and Credit Line Mortgage Certificate

Recording Office Time Stamp

See instructions (TP-584-1) before completing this form. Please print or type.

Schedule A — Information Relating to Conveyance

Grantor		Name (if individual; last, first, middle initial)		Social Security Number	
<input type="checkbox"/> Individual		WINDSOR WOODS, INC.			
<input checked="" type="checkbox"/> Corporation		Mailing address		Social Security Number	
<input type="checkbox"/> Partnership		100 South Broadway			
<input type="checkbox"/> Other		City	State	ZIP code	Federal employer ident. number
		South Nyack	NY	10960	13 3684333
Grantee		Name (if individual; last, first, middle initial)		Social Security Number	
<input type="checkbox"/> Individual		TOWN OF NEW WINDSOR			
<input type="checkbox"/> Corporation		Mailing address		Social Security Number	
<input type="checkbox"/> Partnership		555 Union Avenue			
<input checked="" type="checkbox"/> Other		City	State	ZIP code	Federal employer ident. number
		New Windsor,	NY	12553	

Location and description of property conveyed

Tax map designation			Address	City/Village	Town	County
Section	Block	Lot				
32	2	103 <i>portion</i>	<i>Red Maple way (Riley Road)</i>		New Windsor	Orange

Type of property conveyed (check applicable box)

- | | |
|--|--|
| 1 <input type="checkbox"/> 1 - 3 family house | 5 <input type="checkbox"/> Commercial/Industrial |
| 2 <input type="checkbox"/> Residential cooperative | 6 <input type="checkbox"/> Apartment building |
| 3 <input type="checkbox"/> Residential condominium | 7 <input type="checkbox"/> Office building |
| 4 <input checked="" type="checkbox"/> Vacant land | 8 <input type="checkbox"/> Other _____ |

Date of conveyance

04	03	00
month	day	year

Percentage of real property
conveyed which is residential
real property 100 %
(see instructions)

Condition of conveyance (check all that apply)

- | | | |
|---|--|---|
| a. <input checked="" type="checkbox"/> Conveyance of fee interest | f. <input type="checkbox"/> Conveyance which consists of a mere change of identity or form of ownership or organization (attach Form TP-584.1, Schedule F) | k. <input type="checkbox"/> Contract assignment |
| b. <input type="checkbox"/> Acquisition of a controlling interest (state percentage acquired _____ %) | g. <input type="checkbox"/> Conveyance for which credit for tax previously paid will be claimed (attach Form TP-584.1, Schedule G) | l. <input type="checkbox"/> Option assignment or surrender |
| c. <input type="checkbox"/> Transfer of a controlling interest (state percentage transferred _____ %) | h. <input type="checkbox"/> Conveyance of cooperative apartment(s) | m. <input type="checkbox"/> Leasehold assignment or surrender |
| d. <input type="checkbox"/> Conveyance to cooperative housing corporation | i. <input type="checkbox"/> Syndication | n. <input type="checkbox"/> Leasehold grant |
| e. <input type="checkbox"/> Conveyance pursuant to or in lieu of foreclosure or enforcement of security interest (attach Form TP-584.1, Schedule E) | j. <input type="checkbox"/> Conveyance of air rights or development rights | o. <input type="checkbox"/> Conveyance of an easement |
| | | p. <input type="checkbox"/> Conveyance for which exemption from transfer tax is claimed (complete Schedule B, Part III) |
| | | q. <input type="checkbox"/> Conveyance of property partly within and partly without the state |
| | | r. <input type="checkbox"/> Other (describe) _____ |

Schedule B — Real Estate Transfer Tax Return (Article 31 of the Tax Law)

Part I — Computation of Tax Due

- 1 Enter amount of consideration for the conveyance (if you are claiming a total exemption from tax, check the exemption claimed box, enter consideration and proceed to Part III)..... ☐ Exemption claimed
- 2 Continuing lien deduction (see instructions if property is taken subject to mortgage or lien)
- 3 Taxable consideration (subtract line 2 from line 1)
- 4 Tax: \$2 for each \$500, or fractional part thereof, of consideration on line 3
- 5 Amount of credit claimed (see instructions and attach Form TP-584.1, Schedule G).....
- 6 Total tax due* (subtract line 5 from line 4)

1	
2	(- 0 -)
3	- 0 -
4	- 0 -
5	(- 0 -)
6	- 0 -

Part II — Computation of Additional Tax Due on the Conveyance of Residential Real Property for \$1 Million or More

- 1 Enter amount of consideration for conveyance (from Part I, line 1)
- 2 Taxable consideration (multiply line 1 by the percentage of the premises which is residential real property; see instructions)
- 3 Total additional transfer tax due* (1% of line 2)

1	
2	
3	

*Please make check(s) payable to the county clerk where the recording is to take place or if the recording is to take place in New York City, make check(s) payable to the **NYC Department of Finance**. If no recording is required, send this return and your check(s) made payable to the **Department of Taxation and Finance**, directly to the NYS Tax Department, TTTB-Transfer Tax, PO Box 5045, Albany NY 12205-5045.

For recording officer's use	Amount received	Date received	Transaction number
	Part I \$ _____ Part II \$ _____		

- a. Conveyance is to the United Nations, the United States of America, the state of New York or any of their instrumentalities, agencies or political subdivisions (or any public corporation, including a public corporation created pursuant to agreement or compact with another state or Canada).....
- b. Conveyance is to secure a debt or other obligation.....
- c. Conveyance is without additional consideration to confirm, correct, modify or supplement a prior conveyance.....
- d. Conveyance of real property is without consideration and not in connection with a sale, including conveyances conveying realty as bona fide gifts
- e. Conveyance is given in connection with a tax sale.....
- f. Conveyance is a mere change of identity or form of ownership or organization where there is no change in beneficial ownership. (This exemption cannot be claimed for a conveyance to a cooperative housing corporation of real property comprising the cooperative dwelling or dwellings.) Attach Form TP-584.1, Schedule F.....
- g. Conveyance consists of deed of partition.....
- h. Conveyance is given pursuant to the federal bankruptcy act.....
- i. Conveyance consists of the execution of a contract to sell real property without the use or occupancy of such property or the granting of an option to purchase real property without the use or occupancy of such property.....
- j. Conveyance of an option or contract to purchase real property with the use or occupancy of such property where the consideration is less than \$200,000 and such property was used solely by the grantor as the grantor's personal residence and consists of a 1-, 2-, or 3-family house, an individual residential condominium unit, or the sale of stock in a cooperative housing corporation in connection with the grant or transfer of a residential real property interest.....

The conveyance of real property is exempt from the real estate transfer tax for the following reason:
Part III — Explanation of Exemption Claimed in Part I, line 1 (check any boxes that apply)

Schedule B — (continued)

TP-584 (10/96) (back)

Schedule B — (continued)**Part III — Explanation of Exemption Claimed in Part I, line 1 (check any boxes that apply)**

The conveyance of real property is exempt from the real estate transfer tax for the following reason:

- a. Conveyance is to the United Nations, the United States of America, the state of New York or any of their instrumentalities, agencies or political subdivisions (or any public corporation, including a public corporation created pursuant to agreement or compact with another state or Canada)..... a ☐
- b. Conveyance is to secure a debt or other obligation b ☐
- c. Conveyance is without additional consideration to confirm, correct, modify or supplement a prior conveyance..... c ☐
- d. Conveyance of real property is without consideration and not in connection with a sale, including conveyances conveying realty as bona fide gifts d ☐
- e. Conveyance is given in connection with a tax sale..... e ☐
- f. Conveyance is a mere change of identity or form of ownership or organization where there is no change in beneficial ownership. (This exemption cannot be claimed for a conveyance to a cooperative housing corporation of real property comprising the cooperative dwelling or dwellings.) Attach Form TP-584.1, Schedule F..... f ☐
- g. Conveyance consists of deed of partition g ☐
- h. Conveyance is given pursuant to the federal bankruptcy act h ☐
- i. Conveyance consists of the execution of a contract to sell real property without the use or occupancy of such property or the granting of an option to purchase real property without the use or occupancy of such property i ☐
- j. Conveyance of an option or contract to purchase real property with the use or occupancy of such property where the consideration is less than \$200,000 and such property was used solely by the grantor as the grantor's personal residence and consists of a 1-, 2-, or 3-family house, an individual residential condominium unit, or the sale of stock in a cooperative housing corporation in connection with the grant or transfer of a proprietary leasehold covering an individual residential cooperative apartment..... j ☐
- k. Conveyance is not a conveyance within the meaning of section 1401(e) of Article 31 of the Tax Law (attach documents supporting such claim)..... k ☐
- i. Other (attach explanation)..... i ☐

Schedule C — Credit Line Mortgage Certificate (Article 11 of the Tax Law)

Complete the following only if the interest being transferred is a fee simple interest.

I (we) certify that: (check the appropriate box)

- 1 ☒ The real property being sold or transferred is not subject to an outstanding credit line mortgage.
- 2 ☐ The real property being sold or transferred is subject to an outstanding credit line mortgage. However, an exemption from the tax is claimed for the following reason:
 - ☐ The transfer of real property is a transfer of a fee simple interest to a person or persons who held a fee simple interest in the real property (whether as a joint tenant, a tenant in common or otherwise) immediately before the transfer.
 - ☐ The transfer of real property is (A) to a person or persons related by blood, marriage or adoption to the original obligor or to one or more of the original obligors or (B) to a person or entity where 50% or more of the beneficial interest in such real property after the transfer is held by the transferor or such related person or persons (as in the case of a transfer to a trustee for the benefit of a minor or the transfer to a trust for the benefit of the transferor).
 - ☐ The transfer of real property is a transfer to a trustee in bankruptcy, a receiver, assignee or other officer of a court.
 - ☐ The maximum principal amount secured by the credit line mortgage is \$3,000,000 or more and the real property being sold or transferred is **not** principally improved nor will it be improved by a one- to six-family owner-occupied residence or dwelling.

Please note: for purposes of determining whether the maximum principal amount secured is \$3,000,000 or more as described above, the amounts secured by two or more credit line mortgages may be aggregated under certain circumstances. See TSB-M-96(6)-R for more information regarding these aggregation requirements.

- ☐ Other (attach detailed explanation).

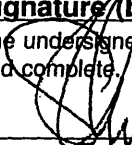

3 ☐ The real property being transferred is presently subject to an outstanding credit line mortgage. However, no tax is due for the following reason:

- ☐ A certificate of discharge of the credit line mortgage is being offered at the time of recording the deed.
- ☐ A check has been drawn payable for transmission to the credit line mortgagee or his agent for the balance due, and a satisfaction of such mortgage will be recorded as soon as it is available.

4 ☐ The real property being transferred is subject to an outstanding credit line mortgage recorded in _____ (insert liber and page or reel or other identification of the mortgage). The maximum principal amount of debt or obligation secured by the mortgage is _____. No exemption from tax is claimed and the tax of _____ is being paid herewith. (Make check payable to county clerk where deed will be recorded or, if the recording is to take place in New York City, make check payable to the NYC Department of Finance.)

Signature (both the grantor(s) and grantee(s) must sign).

The undersigned certify that the above return, including any certification, schedule or attachment, is to the best of his/her knowledge, true and complete. WINDSOR WOODS, INC. TOWN OF NEW WINDSOR

			
Grantor	Title	Grantee	Title
By: Saul Silverman		By:	

Reminder: Did you complete all of the required information in Schedules A and B? Were you required to complete Schedule C? If you checked e, f or g in Schedule A, did you complete TP-584.1? Have you attached your check(s) made payable to the county clerk where recording will take place or, if the recording is in New York City, to the NYC Department of Finance? If no recording is required, send your check(s), made payable to the Department of Taxation and Finance, directly to the NYS Tax Department, TTB-Transfer Tax, PO Box 5045, Albany NY 12205-5045.

Grantor		Grantee	
Name (if individual; last, first, middle initial)	WINDSOR WOODS, INC.	Name (if individual; last, first, middle initial)	TOWN OF NEW WINDSOR
Mailing address	100 South Broadway	Mailing address	555 Union Avenue
City	South Nyack	City	South Nyack
State	NY	State	NY
ZIP code	10960	ZIP code	10960
Federal employer ident. number	13 3684333	Federal employer ident. number	13 3684333
Social Security Number		Social Security Number	

Schedule A — Information Relating to Conveyance

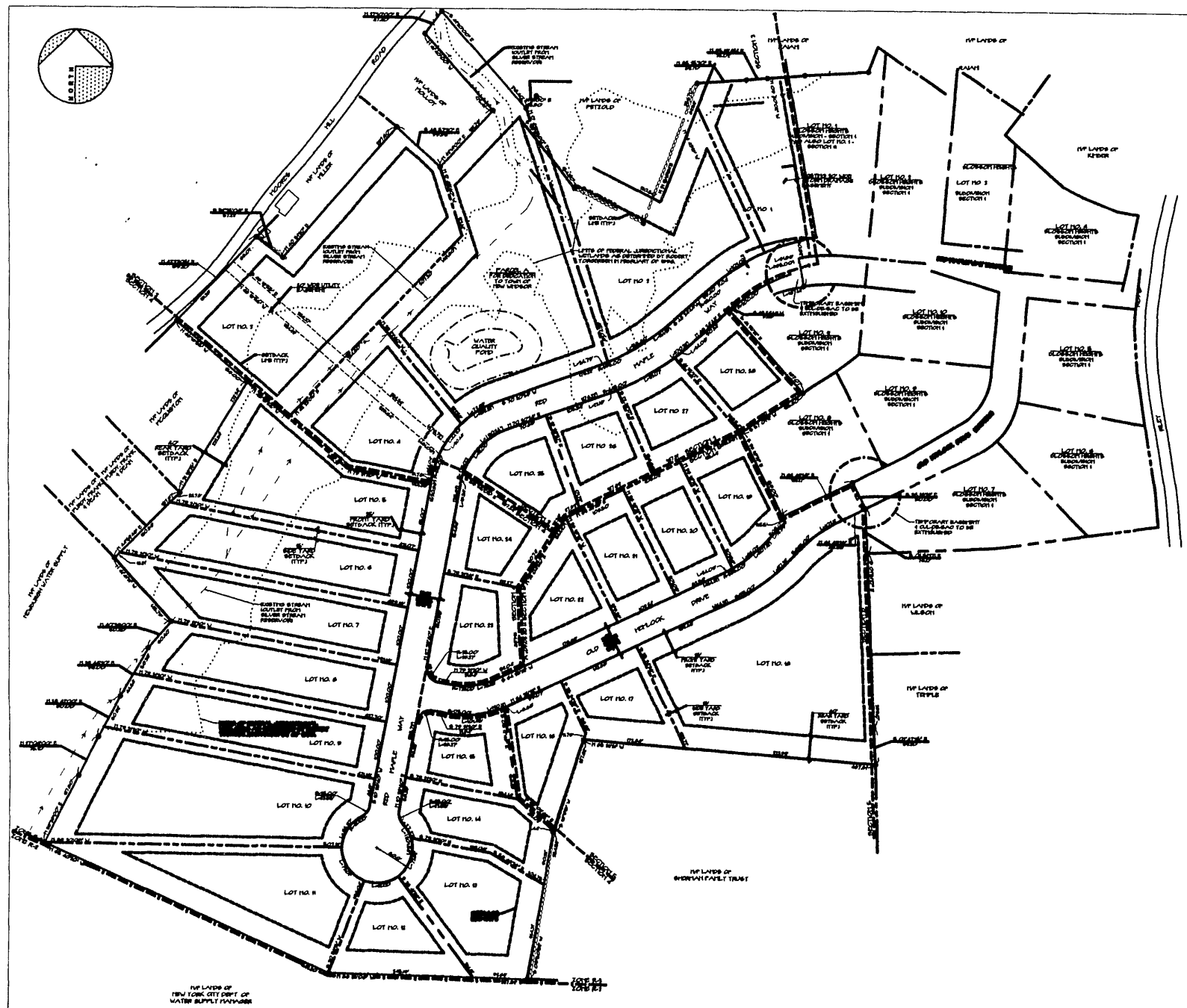
See instructions (TP-584-1) before completing this form. Please print or type.

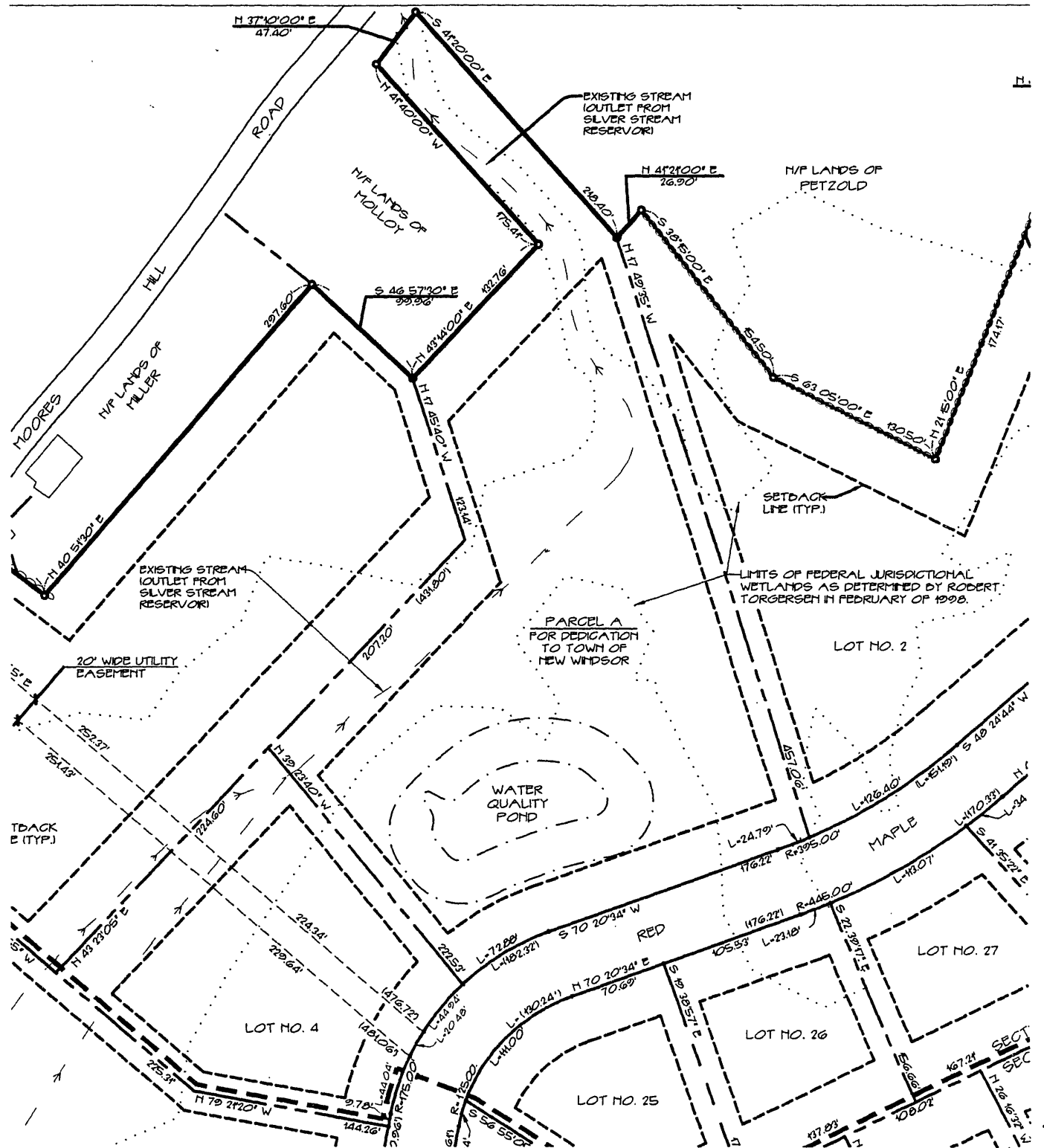
**Combined Real Estate
Transfer Tax Return and
Credit Line Mortgage Certificate**

New York State Department of Taxation and Finance

Recording Office Time Stamp

TP-584 (10/96)





PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 04/01/2002

PAGE: 1

LISTING OF PLANNING BOARD **FEES**
ESCROW

FOR PROJECT NUMBER: 94-1

NAME: BLOSSOM HEIGHTS - A.K.A. WINDSOR WOODS
APPLICANT: WINDSOR WOODS, INC.

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
01/06/1994	4 LOTS @ 150.00	PAID		600.00	
01/06/1994	2 LOTS @ 75.00	PAID		150.00	
01/12/1994	P.B. ATTY FEE	CHG	35.00		
01/12/1994	P.B. MINUTES	CHG	72.00		
02/23/1994	P.B. ATTY FEE	CHG	35.00		
02/23/1994	P.B. MINUTES	CHG	13.50		
03/23/1994	P.B. ATTY. FEE	CHG	35.00		
03/23/1994	P.B. MINUTES	CHG	81.00		
04/13/1994	P.B. ATTY. FEE	CHG	35.00		
04/13/1994	P.B. MINUTES	CHG	36.00		
09/28/1994	P.B. MINUTES (DISC)	CHG	27.00		
04/22/1998	P.B. ATTY. FEE	CHG	35.00		
04/22/1998	P.B. MINUTES	CHG	72.00		
05/27/1998	P.B. ATTY. FEE	CHG	35.00		
05/27/1998	P.B. MINUTES	CHG	18.00		
11/07/2000	P.B. ENGINEER FEE	CHG	2933.50		
03/27/2002	P.B. ENGINEER FEE	CHG	167.50		
03/27/2002	REC. CK. #4085	PAID		2880.50	
			-----	-----	
		TOTAL:	3630.50	3630.50	0.00

L. J. Apple

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 04/01/2002

PAGE: 1

LISTING OF PLANNING BOARD **FEES**
RECREATION

FOR PROJECT NUMBER: 94-1

NAME: BLOSSOM HEIGHTS - A.K.A. WINDSOR WOODS
APPLICANT: WINDSOR WOODS, INC.

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
03/04/0200	27 LOTS REC FEE	CHG	40500.00		
03/27/2002	REC. CK. #4089	PAID		40500.00	
			-----	-----	-----
		TOTAL:	40500.00	40500.00	0.00

P. Zapp

Town of New Windsor
555 Union Avenue
New Windsor, NY 12553
(845) 563-4611

RECEIPT
#306-2002

04/01/2002

PB 94-1 approval *See*
Windsor Woods LLC
P O Box 389
Monsey, NY 10952

Received \$ 3,440.00 for Planning Board Fees on 04/01/2002. Thank you for
stopping by the Town Clerk's office.

As always, it is our pleasure to serve you.

Deborah Green
Town Clerk

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 04/01/2002

PAGE: 1

LISTING OF PLANNING BOARD **FEES**
APPROVAL

FOR PROJECT NUMBER: 94-1

NAME: BLOSSOM HEIGHTS - A.K.A. WINDSOR WOODS
APPLICANT: WINDSOR WOODS, INC.

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
05/27/1998	APPROVAL FEE	CHG	860.00		
05/12/1999	RE-APPROVAL FEE	CHG	860.00		
05/10/2000	RE-APPROVAL FEE	CHG	860.00		
05/09/2001	RE-APPROVAL FEE	CHG	860.00		
03/27/2002	REC. CK. #4090	PAID		3440.00	
		TOTAL:	3440.00	3440.00	0.00

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 03/27/2002

PAGE: 1

LISTING OF PLANNING BOARD **FEES**
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APPLICANT: WINDSOR WOODS, INC.

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05/27/1998	APPROVAL FEE	CHG	860.00		
05/12/1999	RE-APPROVAL FEE	CHG	860.00		
05/10/2000	RE-APPROVAL FEE	CHG	860.00		
05/09/2001	RE-APPROVAL FEE	CHG	860.00		
			-----	-----	-----
		TOTAL:	3440.00	0.00	3440.00

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 03/27/2002

PAGE: 1

LISTING OF PLANNING BOARD **FEES**
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--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
03/04/0200	27 LOTS REC FEE	CHG	40500.00		
			-----	-----	-----
		TOTAL:	40500.00	0.00	40500.00

PLANNING BOARD
TOWN OF NEW WINDSOR

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LISTING OF PLANNING BOARD **FEES**
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03/23/1994	P.B. MINUTES	CHG	81.00		
04/13/1994	P.B. ATTY. FEE	CHG	35.00		
04/13/1994	P.B. MINUTES	CHG	36.00		
09/28/1994	P.B. MINUTES (DISC)	CHG	27.00		
04/22/1998	P.B. ATTY. FEE	CHG	35.00		
04/22/1998	P.B. MINUTES	CHG	72.00		
05/27/1998	P.B. ATTY. FEE	CHG	35.00		
05/27/1998	P.B. MINUTES	CHG	18.00		
11/07/2000	P.B. ENGINEER FEE	CHG	2933.50		
03/27/2002	P.B. ENGINEER FEE	CHG	167.50		
		TOTAL:	3630.50	750.00	2880.50

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 11/07/2000

PAGE: 1

LISTING OF PLANNING BOARD FEES
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02/23/1994	P.B. MINUTES	CHG	13.50		
03/23/1994	P.B. ATTY. FEE	CHG	35.00		
03/23/1994	P.B. MINUTES	CHG	81.00		
04/13/1994	P.B. ATTY. FEE	CHG	35.00		
04/13/1994	P.B. MINUTES	CHG	36.00		
09/28/1994	P.B. MINUTES (DISC)	CHG	27.00		
04/22/1998	P.B. ATTY. FEE	CHG	35.00		
04/22/1998	P.B. MINUTES	CHG	72.00		
05/27/1998	P.B. ATTY. FEE	CHG	35.00		
05/27/1998	P.B. MINUTES	CHG	18.00		
11/07/2000	P.B. ENGINEER FEE	CHG	2933.50 ✓		
TOTAL:			3463.00	750.00	2713.00

chg for 2002 123.50 44.00 1/2 hr.
167.50

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 11/07/2000

PAGE: 1

LISTING OF PLANNING BOARD **FEES**
APPROVAL

FOR PROJECT NUMBER: 94-1

NAME: BLOSSOM HEIGHTS - A.K.A. WINDSOR WOODS
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--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
05/27/1998	APPROVAL FEE	CHG	860.00		
05/12/1999	RE-APPROVAL FEE	CHG	860.00		
05/10/2000	RE-APPROVAL FEE	CHG	860.00		
			-----	-----	-----
		TOTAL:	2580.00	0.00	2580.00

RESULTS OF P.B. MEETING OF : *February 27, 2002*

PROJECT:

P.B.#

LEAD AGENCY:

NEGATIVE DEC:

1. AUTHORIZE COORD LETTER: Y___ N___

M)___ S)___ VOTE: A___ N___

2. TAKE LEAD AGENCY: Y__N__

CARRIED: YES___NO___

M)___S)___ VOTE: A___N___

CARRIED: YES___NO___

WAIVE PUBLIC HEARING: M) S) VOTE: A N WAIVED: Y N

SCHEDULE P.H. Y__N__

SEND TO O.C. PLANNING: Y

SEND TO DEPT. OF TRANSPORTATION: Y

REFER TO Z.B.A.: M) S) VOTE: A N

RETURN TO WORK SHOP: YES___NO___

APPROVAL:

M) S) VOTE: A N APPROVED: _____

MD) S) VOTE: A N APPROVED CONDITIONALLY:

NEED NEW PLANS: Y N

DISCUSSION/APPROVAL CONDITIONS:

2- 90 day extensions expires 5/5/2002

En L SA 4-Eyes O-Ray

MORTON N. SILBERBERG

ATTORNEY AT LAW
20 SQUADRON BOULEVARD
SUITE 270
NEW CITY, NEW YORK 10956
TELEPHONE (914) 638-9300
FACSIMILE (914) 638-9684

February 12, 2002

Ms. Myra Mason
Town of New Windsor Planning Dept.
555 Union Avenue
New Windsor, New York 12553

RE: Windsor Woods Subdivision (94-1)

Dear Ms. Mason:

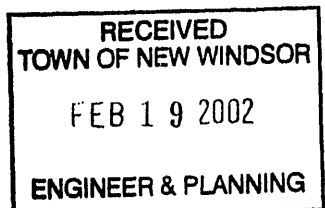
In accordance with your instructions, I am requesting that the Planning Board grant a re-approval of the final approval for the above-captioned subdivision. Windsor Woods, LLC, the owner of the property where the subdivision is located, is presently prepared to move forward with the payment of fees and delivery of the letter of credit in order to file the subdivision map. Before our bank gives us the letter of credit, it requires that the re-approval be completed.

Of course, we will be responsible for the payment of all fees required for the re-approval. If there are any other papers or documents required for this application, please let me know.

Very truly yours,

Morton Silberberg
Morton N. Silberberg

MNS: ws



PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 02/27/2002

PAGE: 1

LISTING OF PLANNING BOARD ACTIONS

STAGE:

STATUS [Open, Withd]
O [Disap, Appr]

FOR PROJECT NUMBER: 94-1

NAME: BLOSSOM HEIGHTS - A.K.A. WINDSOR WOODS
APPLICANT: WINDSOR WOODS, INC.

--DATE--

MEETING-PURPOSE-----

ACTION-TAKEN-----

+ 360 = 5/5/02 (90) 11/5/01 (90) 2/1/02

05/09/2001	REQUEST FOR REAPPROVAL #2	GRANTED
11/15/2000	REQUEST FOR EXTENSION	GRANTED 2-90 DAY EXT
05/10/2000	REAPPROVAL REQUESTED	GRANTED
11/17/1999	P.B. REQUEST FOR EXTENSIONS	GRANTED 2 - 90DAY
05/12/1999	P.B. REQUEST	REAPPROVAL GRANTED
05/12/1999	P.B. EXT. REQUEST	TWO 90 DAY EXT GRANT
	. TWO 90-DAY EXTENSIONS	GRANTED ON ORIGINAL APPROVAL
	. THEN REAPPROVED	
05/27/1998	P.B. APPEARANCE	APPR. SUB. TO
	. SUBJECT TO MARK'S COMMENTS OF 5/27/98	
05/20/1998	WORK SESSION APPEARANCE	REVISE & SUBMIT
02/22/1998	P.B. APPEARANCE	REVISE & RETURN
	. NEED HEALTH DEPT. APPROVAL - GREG SHAW TO SPEAK TO HWY SUPT	
	. FOR MAINTENANCE OF POND - ADD NOTE #3 OF ENGINEER'S COMMENTS	
	. OF 4/22/98	
09/28/1994	P.B. APPEARANCE	ROADWAY LAYOUT
	. PLAN TO BE REVIEWED BY SKIP, MARK & BOB RODGERS -THEN RETURN	
04/20/1994	WORKSHOP APPOINTMENT	DISCUSSION ONLY
04/13/1994	P.B. APPEARANCE	PRELIMINARY APPROVAL
03/23/1994	P.B. APPEARANCE - PUBLIC HEA	LA:ND CLOSE P.H.
	. MARK TO FOLLOW-UP ROADS WITH SKIP	
03/02/1994	WORK SESSION APPEARANCE	SUB. 5 SETS FOR PH
02/23/1994	PLANNING BOARD APPEARANCE	FULL EAF-SET P.H.
	. P.H. SET FOR 3/23/94 - NEED GRADING PLAN	
01/12/1994	PLANNING BOARD APPEARANCE	REVISE PLAN
01/05/1994	WORK SESSION APPEARANCE	SUBMIT APPLICATION

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 11/05/2001

PAGE: 1

LISTING OF PLANNING BOARD **FEES**
4% FEE

· FOR PROJECT NUMBER: 94-1
NAME: BLOSSOM HEIGHTS - A.K.A. WINDSOR WOODS
APPLICANT: WINDSOR WOODS, INC.

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
11/07/2000	4% OF 920,496.00 BOND	CHG	36819.84		
11/05/2001	REC. CK. #4033	PAID		36819.84	
		TOTAL:	36819.84	36819.84	0.00

A. Zappala

CORRESPONDENCE

WINDSOR WOODS SUBDIVISION - REQUEST FOR RE-APPROVAL

MR. LANDER: Time's expired, I guess?

MR. PETRO: Yes. "I, Robert Siebert, am requesting reapproval of the planning board file 94-1 of the Windsor Woods subdivision Section 34 and 5. Thank you." Where are we with this?

MR. EDSALL: I assume from the wording of reapproval it means that they've gotten all the extensions that they are entitled to and they have expired and seeking a total reapproval?

MS. MASON: Yes.

MR. EDSALL: Mike and I just discussed it, we're not aware of any changes which would affect the application as you previously reviewed it. So, if it's your pleasure to reapprove it, you can assess the normal reapproval fees.

MR. KRIEGER: Are you aware of any environmental changes?

MR. EDSALL: None.

MR. PETRO: Just want to go through the entire process but being it's all in place, we don't have to do lead agency.

MR. EDSALL: Normally, you just reflect the fact that you have considered all the issues and you're relying upon all the previous actions, just reapproving.

MR. PETRO: From this reapproval date which would be tonight he then has the chance to have his extensions in place again.

MR. EDSALL: He would have 180 days and the opportunity to ask for two 90 day extensions.

MR. PETRO: And you understand you have to pay all the

May 9, 2001

45

reapproval fees?

MR. SIEBERT: No problem.

MR. PETRO: Motion for reapproval?

MR. ARGENIO: So moved.

MR. BRESNAN: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board grant reapproval to the Windsor Woods subdivision Sections 3, 4 and 5. Any further discussion from any of the board members? If not, roll call.

ROLL CALL

MR. ARGENIO	AYE
MR. BRESNAN	AYE
MR. KARNAVEZOS	AYE
MR. LANDER	AYE
MR. PETRO	AYE

MR. PETRO: Once you get the fees paid, we'll get it stamped and you'll be all set and you have your 180 days, you've got two 90 days.

WINDSOR WOODS SUBDIVISION

MR. BABCOCK: They contacted me, there's a Phase 2 that goes in the back of Windsor Woods, do you remember we asked them to put some sidewalks down through into Phase 1 and so on and so forth. If you recall, they Riley Road, just up Riley Road, the first development actually the second one now going up it's been there for a while, there's 11 lots, built some 305, they've got everything done except posting the bond, Sol Silverman, right, they said that their inspection fee was some \$30,000 and they wanted to know if they posted the \$30,000 inspection fee could they go in and start doing clearing and grading.

MR. LANDER: Wait a minute, they already had the inspections and cost them 30?

MR. BABCOCK: No, they haven't done any work, they're in Phase 2 right now, they're waiting for the bond and to get together with the Town Board to get that approved so they can get a stamped plan. Right now, they do not have a final stamped plan.

MS. MASON: I think it's already been approved, just needs to be posted.

MR. BABCOCK: We haven't done anything yet.

MR. PETRO: I thought you said 11 are built.

MR. BABCOCK: This is a whole different developer.

MR. LANDER: They have no track record.

MR. BABCOCK: That's correct.

MR. PETRO: How much do they want to clear? Is it in phases or whole thing?

MR. BABCOCK: Whole thing, it's a \$30,000 inspection fee, I think there's going to be 35 houses total when they're done.

MR. ARGENIO: They want to put the 35,000 up in the

form of a certified check?

MR. BABCOCK: No, they want to post \$30,000 inspection fee and then start clearing and grubbing and getting ready, then post their bond, get the stamped plan and start building.

MR. LANDER: When did they have to pay the 30 if they didn't?

MR. BABCOCK: They have to pay that, post the bond and pay the planning board fees, get a stamp, then they can go ahead and do that.

MR. LANDER: But they have to post \$30,000.

MR. ARGENIO: In any event, that's what I'm hearing.

MR. BABCOCK: That's correct.

MR. PETRO: If they don't get the stamped plan and they clear all the land off--

MR. BABCOCK: They asked me if I would ask the planning board, that's what I'm doing, they need a stamped plan, they need a stamped plan, I'll let them know that.

MR. PETRO: What's holding up the stamped plan?

MR. BABCOCK: Right now, I understand it's the bond.

MS. MASON: Right but don't they have the option of bonding or building it, the road, or whatever it is that they're bonding?

MR. BABCOCK: They have to get a stamped plan.

MR. SHAW: I was the engineer for that project for Sol and what Mike is saying is correct, Sol got it approved and this board gave conditional final approval subject to paying of the fees, posting of bonds. In the meantime, Sol has sold it to this gentleman that Mike is referring to and what he wants to do is to pay the fee, cause the stamped plans I still have in my office, they've not been filed in the clerk's office nor have

you stamped them, so he wants to pay the fee which he has to pay regardless, start the work, knock down the bond amount, when it gets to a reasonable number, post that, present the plans for stamping, you'd stamp them and then and only then would you have a subdivision.

MR. PETRO: He's only clearing basically.

MR. BABCOCK: Well, he probably wants to clear and continue to build, that's why he wants to post inspection fee so we can pay McGoeey, Hauser and Edsall to do these inspections, he may want to do most of the roadways, most of the improvements.

MR. PETRO: Yeah and then like Greg says, being it's done, he wouldn't have to bond it.

MR. BABCOCK: That's the problem.

MR. PETRO: Be a lesser bond amount. He'd be building a road before he has a stamped plan.

MR. SHAW: Correct.

MR. PETRO: Is it a town road he's building?

MR. BABCOCK: Yes.

MR. PETRO: I would say that he can post bond the 30,000 but just do the clearing. If he wants to go any further, he's going to have to bond it, I don't think he should be using a road.

MR. ARGENIO: 30,000 is an inspection fee, it's not a bond.

MR. SHAW: Nonrefundable.

MR. ARGENIO: One time fee.

MR. PETRO: But I don't think he should be building anything structural, if he wants to cut the trees down and clear the land and get it started like that's what he's talking about.

MR. BABCOCK: Can I get your permission to put him on the next agenda, let him come here and talk for himself. This way, the questions you're asking me I don't know the answers to.

MR. PETRO: Tell him what we just said first, if he agrees to that, then it's a moot point. If he doesn't like that, tell him to come in.

MR. BABCOCK: Okay.

MR. ARGENIO: Just clearing.

MR. PETRO: You're going to suggest to him if he wants to clear the land and prepare it, give you the fee, he can do that. If he's not happy with that and he wants to move further, come to the board. But I don't think any of the board members are going to change their mind. I kind of sense that he's going to be building before having a stamped set of plans.

MR. BABCOCK: Okay, let me talk to him tomorrow and I'll make a suggestion that he come before this board, he can plead his case to hopefully make you change your mind.

MR. PETRO: Let's say he builds the road, goes in 200 feet with the town road and goes bankrupt, now the town has a road in the middle of a piece of property, the town road.

MR. BABCOCK: Actually, it's not dedicated yet.

MR. PETRO: Just be abandoned on the property so we really can't lose anything.

MR. BABCOCK: Right, this happens often, Jim, where people want to build the road, build the improvements to a point where they can get actually I guess really to afford to build up a bond.

MR. PETRO: Is the bond that expensive?

MR. LANDER: They have to put the money up, then they have to build the road, so they have to put the money

October 10, 2001

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up twice so until that releases the bond money, they're paying twice.

MR. BABCOCK: I'd rather have him compete.

MR. PETRO: Why have the bond.

MR. ARGENIO: Because the bond is 5 percent of what the estimate is, it's not, it's a cash bond.

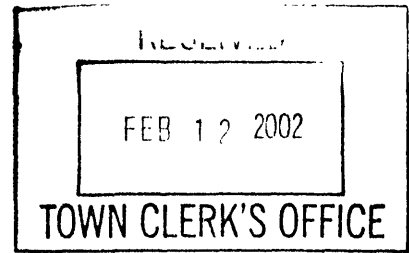
MS. MASON: It's a letter of credit.

MR. ARGENIO: It's dollar for dollar, you're right.

MR. BABCOCK: Let me talk to him and we'll have him come in front of the board.

WINDSOR WOODS, LLC
4 Fosse Court
Monsey, NY 10952
845-638-9300

February 1, 2002



Town of New Windsor
555 Union Avenue
New Windsor, New York 12553

RE: Windsor Woods Subdivision

Gentlemen:

Windsor Woods, LLC is the owner of the property at which the Windsor Woods Subdivision was approved.

This letter will serve as my formal request for the second 90-day extension of the subdivision approval for Windsor Woods Subdivision. This subdivision was granted approval on May 9, 2001.

I thank you for your cooperation, in advance.

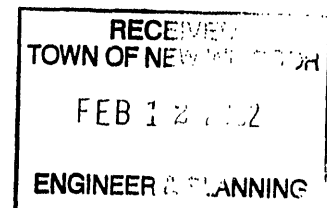
Very truly yours,

Windsor Woods, LLC

By: *Marshall Davis*
Marshall Davis, Member

MD: ws

2/13/02
Spoke to representative
for Marshall Davis
advised him that the
approval has already
expired and to ask for "reapproval"



**Robert Silber
20 Indian Rock Center-Suite 124
Montebello, NY 10901
845-356-1073**

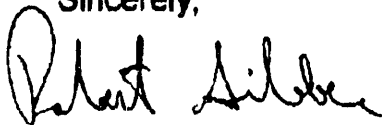
April 27, 2001

**Town of New Windsor Planning Board
555 Union Avenue
New Windsor, NY 12553**

ATTENTION: New Windsor Planning Board:

**I Robert Silber am requesting for reapproval #2 of Planning Board
File # 94-1 Windsor Woods Subdivision sections 3,4,and 5.**

**Thank You.
Sincerely,**

A handwritten signature in cursive script that reads "Robert Silber". The signature is written in dark ink and is positioned above the printed name.

Robert Silber



May 8, 2001

Ms. Myra Mason
Planning Board Secretary
Town of New Windsor
555 Union Avenue
New Windsor, NY 12553

RE: PLANNING BOARD FILE #94-1
SECTIONS 3,4, AND 5, WINDSOR WOODS
(FORMERLY BLOSSOM HEIGHTS)
TAX LOT 32-2-107-2

Dear Ms. Mason:

Please be advised that on 2/08/01 Windsor Woods Inc. sold the above referenced property to a new entity named Windsor Woods LLC. This property is more specifically described as Section 32, Block 2, Lot 107.2, Town of New Windsor, New York.

Any refunds due to Windsor Woods Inc., from the Town of New Windsor, may be paid directly to the Property's new owner, Windsor Woods LLC.

Very truly yours,

Saul Silverman, VP
Windsor Woods Inc.

cc: R. Silber
Windsor Woods LLC

Sworn to me this 8th Day of May, 2001

CAROL DRUMMOND
Notary Public, State of New York
No. 01DR8051321
Qualified in Rockland County
Commission Expires 11-20-02

MARVIN L. SCHWARTZ
ATTORNEY AND COUNSELLOR AT LAW
52 SOUTH MAIN STREET
SPRING VALLEY, NEW YORK 10977
(845) 425-1832

ALSO ADMITTED IN LOUISIANA

FACSIMILE (845) 425-2165
E-MAIL: SCHWARTZLAW@JUNO.COM

April 26, 2001

Ms. Myra Mason
Office of the Planning Board
Town of Windsor
555 Union Avenue
New Windsor, New York 12553

Re: Planning Board File #94-1- Sections 3, 4, and 5
Tax Lot 32-2-107.2

Dear Ms. Mason:

The undersigned is the attorney for Windsor Woods LLC, the current owner of the above-referenced parcel. Windsor Woods LLC took title from the previous owner, Windsor Woods, Inc., by deed dated February 8, 2001, which said deed was recorded in the office of the Orange County clerk on March 1, 2001, in Liber 5470 at page 162. A copy of the deed is enclosed herein. Robert Silber is the managing partner for the owner LLC and is authorized to sign all legal documents on behalf of said owner.

The owner of the above parcel hereby requests a one hundred eighty day extension for re-approval of the above-referenced planning board application. I understand that the present approval will expire on May 5, 2001.

The new owner will be responsible for all planning board fees. Thank you for your assistance in obtaining this extension request.

If you have any questions, please do not hesitate to call.

Yours very truly,



MARVIN L. SCHWARTZ

MLS/rs
Enclosure
cc: R. Silber

ORANGE COUNTY CLERK'S OFFICE RECORDING PAGE

THIS PAGE IS PART OF THE INSTRUMENT - DO NOT REMOVE

TYPE IN BLACK INK:

NAME(S) OF PARTY(S) TO DOCUMENT



SECTION 32 BLOCK 2 LOT 107.2

RECORD AND RETURN TO:
(name and address)

WINDSOR WOODS, INC,

TO

WINDSOR WOODS, LLC

MARVIN L. SCHWARTZ, ESQ.

52 SOUTH MAIN STREET

SPRING VALLEY, NY 10917

THIS IS PAGE ONE OF THE RECORDING

ATTACH THIS SHEET TO THE FIRST PAGE OF EACH
RECORDED INSTRUMENT ONLY

DO NOT WRITE BELOW THIS LINE

INSTRUMENT TYPE: DEED ☒ MORTGAGE ☐ SATISFACTION ☐ ASSIGNMENT ☐ OTHER ☐

PROPERTY LOCATION

<input type="checkbox"/> 2089 BLOOMING GROVE (TN)	<input type="checkbox"/> 4289 MONTGOMERY (TN)
<input type="checkbox"/> 2001 WASHINGTONVILLE (VLG)	<input type="checkbox"/> 4201 MAYBROOK (VLG)
<input type="checkbox"/> 2289 CHESTER (TN)	<input type="checkbox"/> 4203 MONTGOMERY (VLG)
<input type="checkbox"/> 2201 CHESTER (VLG)	<input type="checkbox"/> 4205 WALDEN (VLG)
<input type="checkbox"/> 2489 CORNWALL (TN)	<input type="checkbox"/> 4489 MOUNT HOPE (TN)
<input type="checkbox"/> 2401 CORNWALL (VLG)	<input type="checkbox"/> 4401 OTISVILLE (VLG)
<input type="checkbox"/> 2600 CRAWFORD (TN)	<input type="checkbox"/> 4600 NEWBURGH (TN)
<input type="checkbox"/> 2800 DEERPARK (TN)	<input checked="" type="checkbox"/> 4800 NEW WINDSOR (TN)
<input type="checkbox"/> 3089 GOSHEN (TN)	<input type="checkbox"/> 5089 TUXEDO (TN)
<input type="checkbox"/> 3001 GOSHEN (VLG)	<input type="checkbox"/> 5001 TUXEDO PARK (VLG)
<input type="checkbox"/> 3003 FLORIDA (VLG)	<input type="checkbox"/> 5200 WALLKILL (TN)
<input type="checkbox"/> 3005 CHESTER (VLG)	<input type="checkbox"/> 5489 WARWICK (TN)
<input type="checkbox"/> 3200 GREENVILLE (TN)	<input type="checkbox"/> 5401 FLORIDA (VLG)
<input type="checkbox"/> 3489 HAMPTONBURGH (TN)	<input type="checkbox"/> 5403 GREENWOOD LAKE (VLG)
<input type="checkbox"/> 3401 MAYBROOK (VLG)	<input type="checkbox"/> 5405 WARWICK (VLG)
<input type="checkbox"/> 3689 HIGHLANDS (TN)	<input type="checkbox"/> 5600 WAWAYANDA (TN)
<input type="checkbox"/> 3601 HIGHLAND FALLS (VLG)	<input type="checkbox"/> 5889 WOODBURY (TN)
<input type="checkbox"/> 3889 MINISINK (TN)	<input type="checkbox"/> 5801 HARRIMAN (VLG)
<input type="checkbox"/> 3801 UNIONVILLE (VLG)	
<input type="checkbox"/> 4089 MONROE (TN)	
<input type="checkbox"/> 4001 MONROE (VLG)	
<input type="checkbox"/> 4003 HARRIMAN (VLG)	
<input type="checkbox"/> 4005 KIRYAS JOEL (VLG)	

CITIES

☐ 0900 MIDDLETOWN
☐ 1100 NEWBURGH
☐ 1300 PORT JERVIS
☐ 9999 HOLD

NO. PAGES 4 CROSS REF. ☐
 CERT. COPY ☐ ADD'L X-REF. ☐
 MAP# ☐ PGS. ☐

PAYMENT TYPE: CHECK ☒
 CASH ☐
 CHARGE ☐
 NO FEE ☐

CONSIDERATION \$ 500,000.00
 TAX EXEMPT ☐

MORTGAGE AMT. \$ ☐
 DATE 2-8-01

MORTGAGE TAX TYPE:

☐ (A) COMMERCIAL/FULL 1%
☐ (B) 1 OR 2 FAMILY
☐ (C) UNDER \$10,000
☐ (E) EXEMPT
☐ (F) 3 TO 6 UNITS
☐ (I) NAT.PERSON/CR. UNION
☐ (J) NAT.PER-CR.UN/1 OR 2
☐ (K) CONDO

Donna L. Benson

DONNA L. BENSON
ORANGE COUNTY CLERK

RECEIVED FROM: Imperial Bank

LIBER 5470 PAGE 162

ORANGE COUNTY CLERKS OFFICE 11978 MLV
RECORDED/FILED 03/01/2001 10:11:10 AM

FEES 47.00 EDUCATION FUND 5.00
SERIAL NUMBER: 007106
DEED CNTL NO 52815 RE TAX 2000.00

BARGAIN AND SALE DEED WITH COVENANT AGAINST GRANTOR (INDIVIDUAL)

STATUTORY FORM C

THIS IS A LEGALLY BINDING INSTRUMENT. IF NOT FULLY UNDERSTOOD, WE
RECOMMEND ALL PARTIES TO THE INSTRUMENT CONSULT AN ATTORNEY BEFORE
SIGNING.

THIS INDENTURE, made the 22 day of February, in the year Two Thousand One

between

WINDSOR WOODS, INC.
100 South Broadway
Nyack, New York 10960

party of the first part, and

WINDSOR WOODS, LLC
20 Indian Rock Center
Montebello, New York 10901

party of the second part:

WITNESSETH, that the party of the first part, in consideration of Ten and 00/100 (\$10.00)
Dollars, lawful money of the United States, paid by the party of the second part, does hereby grant and
release unto the party of the second part, his heirs and assigns forever,

ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected,
situate, lying and being in the Town of New Windsor, County of Orange and State of New York,
being more particularly bounded and described in the Schedule "A" annexed hereto and made a part
hereof.

BEING and intended to be the same premises conveyed to the party of the first part by Deed made by
DORFMAN FAMILY REVOCABLE TRUST and VICTORIA PIKE, dated November 17, 1997 and
recorded in the Office of the Orange County Clerk on December 24, 1997 in Liber 4687 at page 295.

TOGETHER with all right, title and interest, if any, of the party of the first part of, in and to any streets and roads abutting the above-described premises to the center lines thereof;

TOGETHER with the appurtenances and all the estate and rights of the party of the first part in and to said premises.

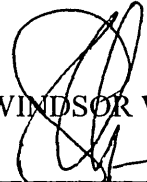
TO HAVE AND TO HOLD the premises herein granted unto the party of the second part, his heirs and assigns forever. And the party of the first part covenants that he has not done or suffered anything whereby the said premises have been encumbered in any way whatever, except as aforesaid.

AND the party of the first part, in compliance with Section 13 of the Lien Law, covenants that the party of the first part will receive the consideration for this conveyance and will hold the right to receive such consideration as a trust fund to be applied first for the purpose of paying the cost of the improvement and will apply the same first to the payment of the cost of the improvement before using any part of the total of the same for any other purpose.

The word "party" shall be construed as if it read "parties" whenever the sense of this indenture so requires.

IN WITNESS WHEREOF, the party of the first part has hereunto set his hand and seal the day and year first above written.

In presence of:


WINDSOR WOODS, INC.

By: Saul Silverman, President

STATE OF NEW YORK)
COUNTY OF ROCKLAND)

) ss.:
)

On the 874 day of February, in the year 2001, before me, the undersigned, a Notary Public in and for said State personally appeared SAUL SILVERMAN, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name (s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individuals(s), or the person upon behalf of which the individual(s) acted, executed the instrument.


NOTARY PUBLIC

ROBERT S. KNOEBEL, JR.
Notary Public
New York State Reg. #4985007
Qualified in Rockland County
My Commission Expires August 13, 2007

ROBERT S. KNOEBEL, JR.
Notary Public
New York State Reg. #4985007
Qualified in Rockland County
My Commission Expires August 13, 2007

Town of New Windsor Tax Map

Section 32

Block 2

Lot 107.2

IMPERIAL ABSTRACT CORP.
441 ROUTE 306
MONSEY, NY 10952
(845) 362-6410
FAX (845) 362-6415
IMA-688

RECORD AND RETURN TO:

MARVIN L. SCHWARTZ, ESQ.
52 South Main Street
Spring Valley, NY 10977

RE067.17
-2-

NYSBA PRACTICE FORMS 3/98

LIBER 5470 PAGE 165

Schedule A Description

Title Number IMA00-688

Page 1

ALL that certain plot, piece or parcel of land, situate, lying and being in the Town of New Windsor, County of Orange, State of New York and shown and designated as lot 2 on Subdivision entitled "Resubdivision lot # 1 on subdivision entitled "Blossom Heights, Section 1", Map # 205-92 and filed in the Orange County Clerk's Office as map # 224-93.

CORRESPONDENCE

WINDSOR WOODS SUBDIVISION

MR. PETRO: Please read this letter for me.

MS. MASON: "On 5/12/00, a reapproval for the above-referenced subdivision was granted by the planning board. With my submission of this letter, I'm respectfully requesting that the two extensions been granted to this project at the next planning board meeting, which would bring the approval current through 5/12/01."

MR. BABCOCK: What project is that, Myra?

MS. MASON: Windsor Woods, it's signed Sol Silverman.

MR. EDSALL: Myra, it doesn't take it through 5/12 cause it's 180 days plus two 90's, just so the record is clear, it's 360 days, not 365 from the 5/12, I don't want to have it expire five days before they would hope.

MR. PETRO: Any problem with this, Mark?

MR. EDSALL: No, it's allowed by law, they can't have any more extensions unless they get another reapproval.

MR. BABCOCK: They shouldn't need it, they're in there right now working so they have, shouldn't need anymore extensions.

MR. PETRO: For 360 days.

MR. EDSALL: This grants them two 90 days.

MR. LANDER: Make a motion.

MR. LUCAS: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board grants two 90 day extensions to the Windsor Woods subdivision. Is there any further discussion? If not, roll call.

November 15, 2000

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ROLL CALL

MR. ARGENIO	AYE
MR. BRESNAN	AYE
MR. LUCAS	AYE
MR. LANDER	AYE
MR. PETRO	AYE



October 31, 2000

Planning Board
Town of New Windsor
Municipal Building
555 Union Avenue
New Windsor, NY 12553

Attention: Mr. James Petro
Chairman

**RE: WINDSOR WOODS SUBDIVISION
(FORMERLY BLOSSOM HEIGHTS)**

**SUBJECT: 2-90 DAY EXTENSIONS TO EXISTING
PLANNING BOARD APPROVAL**

Dear Mr. Petro:

On 5/12/00 a re-approval for the above referenced subdivision was granted by the Planning Board.

By submission of this letter, I am respectfully requesting that the two (2) extensions be granted to this project at the next Planning Board meeting, which would bring the approval current through 5/12/01.

As in the past, I thank the Chairman and Planning Board Members for their cooperation.

Very truly yours,

Windsor Woods, Inc.
by Saul Silverman, V.P.

Sent by fax 10/31/00 and hard copied same date.
cc: Greg Shaw

*Granted 2-90-day
Extensions*

60 11

Y



McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.

RICHARD D. McGOEY, P.E.
WILLIAM J. HAUSER, P.E.
MARK J. EDSALL, P.E.
JAMES M. FARR, P.E.

Licensed in NEW YORK, NEW JERSEY,
and PENNSYLVANIA

- ☐ **Main Office**
45 Quassaick Ave. (Route 9W)
New Windsor, New York 12553
(914) 562-8640
e-mail: mheny@att.net
- ☐ **Regional Office**
507 Broad Street
Milford, Pennsylvania 18337
(570) 296-2765
e-mail: mheda@pid.net

MEMORANDUM

(via fax)

24 August 2000

TO: GREG SHAW, P.E.

FROM: MARK J. EDSALL, P.E.

SUBJECT: WINDSOR WOODS SUBDIVISION - WATER QUALITY BASIN

As a follow-up to our telecon this date, attached please find a copy of Town Board Resolution dated 1-5-2000 with regards to standards for Basins. Your attention is directed in particular to item #8. In review of the subject subdivision, I note the following:

1. The landscape hemlocks must be changed to white pines with a berm. Staggered row along front and as visible to adjoining residential properties should be provided.
2. Stone channels must be provided between inlets and outlets per resolution requirements.
3. Verify that side slopes are 1:3 or less.
4. The fence is a requirement per the planning board. Keep as chain link, black vinyl coated, 4 ft. height as per planning board.

Please note that I have reviewed the Offer of Dedication paperwork, which was submitted to Phil Crotty, with a copy to me. The survey plat of the dedication parcel is consistent with the description prepared by Bill Hildreth, L.S. (dated 25 March 2000). It was noted, however, that inconsistencies exist between the metes & bounds of your sheet 21 of 21 in your plans (prepared by Hildreth). You need to make sure the final plan in your submittal is a corrected Hildreth plan.

Once the plans revisions are made, and you have the corrected sheet 21, please submit one set of plans to Myra Mason, for final check. If found acceptable, you should submit plan copies and mylar for stamp of approval.

Contact me if you have any questions.

Cc: Myra Mason, PB Secretary (via fax)
Phil Crotty, Town Attorney (via fax)
Sol Silverman, Applicant (via fax)

Shaw082400.doc
MJE:at

*All changes
made to plan per
Mark on 11/7/00*

CORRESPONDENCEWINDSOR WOODS SUBDIVISION (94-1)

MR. EDSALL: Windsor Woods subdivision, we have a letter from Mr. Silverburg requesting approval action relative to the previously approved Windsor Woods subdivision, application 94-1. There appears to be either a procedural misunderstanding by the applicant or just a misunderstanding of when they had to submit for an extension. As the board knows, when you obtain a conditional approval, it's good for 180 days and you can get two 90 day extensions, so you can go no longer than 360 days at which time you need a new approval. They did not get the extensions and I think what they are looking for are the extensions at this point which would bring their approval that was granted on May 9, 2001 through May 5, 2002, I would suggest that if the board finds that acceptable that's the approach you take.

MR. PETRO: One or two 90 days?

MR. EDSALL: Just give them two 90 days which will get them to the maximum, but make the record clear if they do not meet the requirements of approval by May 5, 2002, the subdivision approval expires and if they ask for reapproval, they cannot get it because the zoning has changed, they would have to redesign the subdivision, so they must understand that this is the end, if they try to go further, they have to redesign the subdivision and start from scratch.

MR. PETRO: What's the date May 5, 2002, that's when the second 90 days ends?

MR. EDSALL: That's when the full extension is, if you decide to grant it tonight, that's when it would be up.

MR. PETRO: Motion for two 90 day extensions to run one after another?

MR. LANDER: So moved.

MR. ARGENIO: Second it.

MR. PETRO: Motion's been made and seconded that the New Windsor Planning Board grant two 90 day extensions to the Windsor Woods subdivision to run back to back and by bring them up to May 5, 2002. And obviously, with the conditions that Mark had read into the minutes already. Is there any further discussion? If not, roll call.

ROLL CALL

MR. ARGENIO	AYE
MR. KARNAVEZOS	AYE
MR. LANDER	AYE
MR. PETRO	AYE



UNION STATE BANK

Do business with us, do better with us.

RECEIVED

FEB 25 2002

TOWN CLERK'S OFFICE

IRREVOCABLE LETTER OF CREDIT

February 25, 2002

Letter of Credit No. 1923

Town of New Windsor
555 Union Avenue
New Windsor, N.Y. 12553

Applicant: Windsor Woods, LLC
Amount: \$920,496.00
Expiration: February 25, 2003

RE: Windsor Woods

To the Town Board of the Town of New Windsor:

We hereby establish an Irrevocable Standby Letter of Credit in your favor for the account of Windsor Woods, LLC in an amount not to exceed: Nine hundred twenty thousand four hundred ninety-six and 00/100 (\$920,496.00) Dollar available by your drafts at sight on us accompanied by:

1. This original Letter of Credit.
2. Your written, signed sworn and notarized statement that Windsor Woods, LLC has not completed installation or maintenance of public and private improvements in the Windsor Woods Subdivision as approved by the Town of New Windsor Planning Board.

Drafts must be negotiated no later than the expiration date shown above, and must state "DRAWN UNDER UNION STATE BANK IRREVOCABLE STANDBY LETTER OF CREDIT NUMBER 1923".

This Letter of Credit may be drawn against one time only.

This Letter of Credit is subject to the Uniform Customs and Practice for Documentary Credits (1993 Revision), the International Chamber of Commerce Brochure No. 500.

Corporate Headquarters
(845) 265-4600
Consumer Credit Division
(845) 398-5704

Credit Card Division
(845) 365-4822
Community Resource Center
(845) 573-5414

USB FINANCIAL CENTER
100 Dutch Hill Road, Orangeburg, NY 10962
(845) 365-4600

Commercial Loan Center (Rockland)
(845) 365-4643
Residential Mortgage Center
(845) 398-5755

Commercial Loan Center (Westchester)
500 White Plains Rd. Tarrytown, NY 10591
(914) 524-7838

ROCKLAND COUNTY

Main Office: Nanuet, 40 College Avenue, Nanuet, NY 10954 - (845) 624-2350 • Central Nyack: 338 Route 99, Central Nyack, NY 10960 - (845) 348-3200 • Chestnut Ridge: 747 Chestnut Ridge Road, Chestnut Ridge, NY 10977 - (845) 573-5420
Haverstraw: 1 Broadway, Haverstraw, NY 10927 - (845) 942-5090 • New City (2): 115 S. Main Street, New City, NY 10956 - (845) 639-7420 • 270 S. Little Tor Road, New City, NY 10956 - (845) 639-7430
Monsey: 57 Route 39, Monsey, NY 10952 - (845) 573-5400 • Orangeburg: 65 Dutch Hill Road, Orangeburg, NY 10962 - (845) 365-4687 • Pearl River: 230 N. Middletown Road, Pearl River, NY 10965 - (845) 624-2390
Spring Valley (2): 45 Kennedy Drive, Spring Valley, NY 10977 - (845) 573-5405 • 4 North Main St., Spring Valley, NY 10977 - (845) 573-5409 • Stony Point: 35 S. Liberty Dr. (Rt. 9W), Stony Point, NY 10980 - (845) 942-5083
Suffern: 155 Route 39, Suffern, NY 10901 - (845) 368-8700 • West Haverstraw: 314 Route 9W, West Haverstraw, NY 10993 - (845) 942-5095

WESTCHESTER COUNTY

Bedford Hills: 299 Bedford Road, Bedford Hills, NY 10507 - (914) 242-4083 • Cortlandt Manor: 3000 E. Main St. (Rt. 6), Cortlandt Manor, NY 10567 - (914) 526-1860 • New Rochelle: 23 LeCount Place, New Rochelle, NY 10801 - (914) 637-1100
North White Plains: 76 Virginia Rd., North White Plains, NY 10603 - (914) 422-3070 • Ossining: 88 Croton Ave., Ossining, NY 10562 - (914) 762-7611 • Tarrytown (2): 75 N. Broadway, Tarrytown, NY 10591 - (914) 631-6344
Tarrytown: 1000 E. Ave., Tarrytown, NY 10591 - (914) 521-7120 • White Plains: 270 Martine Ave., White Plains, NY 10601 - (914) 422-3060

NEW YORK CITY & FAIRFIELD COUNTY, CT

Manhattan: 11 E. 22nd St., New York City, NY 10010 - (212) 614-0503 • Stamford: 999 Bedford St., Stamford, CT 06905 - (203) 348-1200

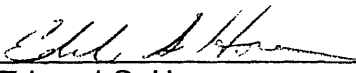
Branching Office
2000 Main Street, New York City, NY 10010

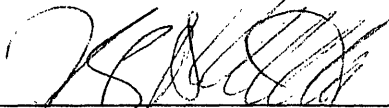
MEMBER FDIC

Irrevocable Letter of Credit No. 1923
February 25, 2002
Page 2

We hereby agree with you that drafts drawn under and in compliance with the terms and conditions of this credit shall be duly honored upon due presentation.

Very truly yours,
UNION STATE BANK

By: 
Edward G. Horan
Senior Vice President

By: 
John P. Bartolotta
Senior Vice President

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 11/07/2000

PAGE: 1

LISTING OF PLANNING BOARD FEES
PERFORMANCE BND

FOR PROJECT NUMBER: 94-1

NAME: BLOSSOM HEIGHTS - A.K.A. WINDSOR WOODS
APPLICANT: WINDSOR WOODS, INC.

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
11/07/2000	PERF BOND	CHG	920496.00		
			-----	-----	
		TOTAL:	920496.00	0.00	920496.00

AS OF 1/07/00

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HISTORICAL CHRONOLOGICAL JOB STATUS REPORT

JOB: 94-56 NEW WINDSOR PLANNING BOARD (unavailable to Applicant)

CLIENT: NEWWIN - TOWN OF NEW WINDSOR

TASK: 94-1

TASK-NO.	REQ.	DATE--	TRAN	EMPL	ACT DESCRIPTION---	RATE	HRS	TIME	-----DOLLARS	EXP.	BILLED	BALANCE
94-1	128841	01/05/94	TIME	MJE	WS BLOSSOM	70.00	0.50	35.00				
94-1	128842	01/12/94	TIME	MJE	MC BLOSSOM	70.00	0.40	28.00				
94-1	128843	01/12/94	TIME	MJI	MC BLOSSOM W/SURVEYOR	70.00	0.30	21.00				
94-1	128845	01/12/94	TIME	MCK	CL R/RW COMMENTS	25.00	0.50	12.50				
94-1	128844	01/14/94	TIME	MJE	MC BLOSSOM	70.00	0.30	21.00				
94-1	128846	02/18/94	TIME	MJI	MC BLOSSOM HTS	70.00	0.30	21.00				
94-1	128847	02/19/94	TIME	MJI	MC BLOSSOM HTS	70.00	0.40	28.00				
94-1	128848	02/23/94	TIME	MJE	MC WINDSOR WOODS	70.00	0.40	28.00				
94-1	128850	02/23/94	TIME	MCK	CL W/REV/ITW COMMENTS	25.00	0.50	12.50				
94-1	128849	02/25/94	TIME	MJI	MC BLOSSOM HTS	70.00	0.30	21.00				
94-1	128851	02/28/94	TIME	MJI	MC BLOSSOM HTS W/SHAW	70.00	0.30	21.00				
94-1	128852	03/02/94	TIME	MJE	WS WINDSOR WOOD	70.00	0.40	28.00				
94-1	128853	03/08/94	TIME	MJE	MC BLOSSOM W/SHAW	70.00	0.30	21.00				
94-1	128857	03/15/94	TIME	MJI	MC BLOSSOM HTS	70.00	0.40	28.00				
94-1	128854	03/22/94	TIME	MJE	MC WINDS WD SUB	70.00	0.50	35.00				
94-1	128855	03/23/94	TIME	MJE	MC WINDS WOOD SUB	70.00	0.80	56.00				
94-1	128856	03/23/94	TIME	MCK	CL W/REV/ITW COMMENTS	25.00	1.00	25.00				
94-1	128855	03/23/94	TIME	KEK	MR W/TONE COMPL REV/ITW	50.00	1.50	75.00				
94-1	128856	03/25/94	TIME	MJE	MC WINDS WOOD T/C	70.00	0.40	28.00				
								546.50				
94	128860	03/31/94			BILL 94-129 4/8/94 PD						-546.50	
											546.50	
94-1	128863	04/04/94	TIME	MJI	MC BLOSSOM HTS FAYO CRD	70.00	1.00	70.00				
94-1	128861	04/11/94	TIME	MJE	MC WINDSOR WOOD	70.00	0.80	56.00				
94-1	128864	04/12/94	TIME	MCK	CL W/R/W COMMENTS	25.00	0.50	12.50				
94-1	128862	04/13/94	TIME	MJE	PM WINDSOR WOOD	70.00	1.00	70.00				
94-1	128867	04/20/94	TIME	MJI	WS WIND WDS	70.00	0.40	28.00				
94-1	128868	04/22/94	TIME	MJI	MC WIND WDS TC	70.00	0.30	21.00				
								257.50				
94	128859	04/30/94			BILL 94-265 4/16/94 PD						-257.50	
											257.50	
94-1	128870	05/02/94	TIME	MJI	MC WIND WOODS	70.00	0.40	28.00				
94-1	128871	06/24/94	TIME	MJE	MC WINDS WOOD W/MCGOEY	70.00	0.20	14.00				
94-1	128873	09/27/94	TIME	MJI	MC WIND WD-NEW PRH/ITM	70.00	0.40	28.00				
94-1	128875	10/14/94	TIME	MJE	MC WINDSOR WOODS	70.00	0.30	21.00				
94-1	128876	10/24/94	TIME	MJE	MC BLOSSOM HTS	70.00	0.40	28.00				
								119.00				
94-1	128877	10/31/94			BILL 94-570 11/14/94 PD						-119.00	
											119.00	

AS OF 1/27/00

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HISTORICAL CHRONOLOGICAL JOB STATUS REPORT

JOB # 17 NEW WINDSOR PLANNING BOARD (Chargeable to Applicant)

CLIENT: NEWWIN TOWN OF NEW WINDSOR

TASK # 64 1

TASK #	PLC	DATE	TOWN	EMPL	ACT DESCRIPTION	RATE	HRS.	TIME	EXP	BILLED	BALANCE
64-1	128263	02/03/98	TIME	NJE	MC WINDSOR WOOD	70.00	0.30	21.00			
64-1	128884	02/24/98	TIME	NJE	MC WINDSOR WOOD	70.00	0.30	21.00			
								42.00			
64-1	128891	02/24/98			BILL 95-291 4/5/98					-42.00	
										42.00	
64-1	128892	04/10/98	TIME	NJE	MC WINDSOR WOOD	70.00	0.40	28.00			
64-1	128893	04/10/98	TIME	NJE	FM WINDSOR WOOD	70.00	0.50	35.00			
64-1	128894	04/13/98	TIME	NJE	MC WINDSOR WOOD	70.00	0.30	21.00			
64-1	128919	08/15/98	TIME	EDM	MC WINDSOR EST & PL RW	70.00	2.00	140.00			
64-1	128920	08/17/98	TIME	EDM	MC BLOS HD. S. WRMN INST	70.00	0.50	35.00			
								259.00			
64-1	128923	08/17/98			BILL 95-597 9/15/98					-259.00	
										259.00	
64-1	131135	01/06/98	TIME	EDM	MC WINDSOR WOODS RW HD D	75.00	1.00	75.00			
64-1	131119	01/07/98	TIME	NJE	WS WINDSOR WOODS N/S	75.00	0.40	30.00			
64-1	131200	01/21/98	TIME	NJE	MC WINDSOR WOODS	75.00	0.40	30.00			
64-1	131203	01/21/98	TIME	NJE	WS WINDSOR WOODS SUBD	75.00	0.40	30.00			
								165.00			
64-1	131340	01/21/98			BILL 98-231 2/13/98					165.00	
										165.00	
64-1	131384	02/02/98	TIME	NJE	MC WINDSOR WOODS W. SHAW	75.00	0.30	22.50			
64-1	131589	02/11/98	TIME	NJE	MM WINDSOR WOODS CURB W/PS	75.00	0.30	22.50			
64-1	131600	02/16/98	TIME	NJE	MC BLOSSOM HTS W/SUPERV	75.00	0.30	22.50			
64-1	131609	02/18/98	TIME	NJE	MC WINDSOR WOODS CURB ISSUL	75.00	0.20	15.00			
64-1	131607	02/19/98	TIME	NJE	PM BLOSSOM HTS @ SUPERV	75.00	0.40	30.00			
								112.50			
64-1	131636	02/21/98			BILL 98-449 4/8/98					-112.50	
										112.50	
64-1	131797	04/15/98	TIME	NJE	WS WINDSOR WOODS	50.00	0.80	40.00			
64-1	131740	04/22/98	TIME	NJE	CL WINDSOR WOODS RW CO	75.00	0.50	37.50			
64-1	131750	04/22/98	TIME	NJE	MC BLOSSOM HTS 111/19/9	75.00	0.70	52.50			
								106.50			

AS OF 11/07/00

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HISTORICAL CHRONOLOGICAL JOB STATUS REPORT

JOB 3128 NEW WINDSOR PLANNING BOARD (Chargeable to Applicant)

CLIENT NEWWIN - TOWN OF NEW WINDSOR

TASK NO 1

TASK NO	REC	DATE	TRAN	EMPL	ACT DESCRIPTION	RATE	HRS	TIME	DOLLARS		BALANCE
									EXP	BILLED	
94-1	131864	04/30/98			BILL 98-501 5/13/98					-106.50	
										106.50	
94-1	131910	05/06/98	TIME	MJL	WS WINDSOR WOODS	75.00	0.40	30.00			
94-1	131851	05/08/98	TIME	MCK	CL MEMO PULIAR WIND WOOD	28.00	0.50	14.00			
94-1	132011	05/26/98	TIME	MJE	WS WINDSOR WOODS	75.00	0.40	30.00			
94-1	132028	05/26/98	TIME	MJL	MC WINDSOR WOOD	75.00	0.30	60.00			
94-1	132029	05/26/98	TIME	MJE	MC WINDSOR WOOD W/SHAW	75.00	0.30	22.50			
94-1	132030	05/26/98	TIME	MCK	CL WIND WOOD ROW COMMUN	28.00	0.50	14.00			
94-1	131990	05/27/98	TIME	MJL	MM WIND 3 4.5 COND APPL	75.00	0.10	7.50			
								178.00			
94-1	132896	06/15/98			BILL 98-731 6/15/98					-178.00	
										178.00	
94-1	132530	07/31/98	TIME	MJE	MC WIND WOOD W/SS	75.00	0.30	22.50			
94-1	132584	08/07/98	TIME	MJL	MC WIND WOODS COST LST	75.00	1.00	75.00			
94-1	132544	08/08/98	TIME	MCK	CL MEMO PULIAR WIND WOOD	28.00	0.50	14.00			
								111.50			
94-1	132835	09/11/98			BILL 98-1016 9/18/98					-111.50	
										111.50	
94-1	133349	11/09/98	TIME	MJE	CR WIND WOOD TC/SS	75.00	0.30	22.50			
94-1	133350	11/09/98	TIME	MJE	CR WIND WOOD STATUS	75.00	0.40	30.00			
94-1	133331	11/11/98	TIME	MCK	CL LTR WINDSOR WOODS	28.00	0.50	14.00			
94-1	133332	11/11/98	TIME	MCK	CL MEMO WIND WOODS DRAI	28.00	0.50	14.00			
94-1	133358	11/11/98	TIME	MJE	MC WIND WOOD BOND RLC L	75.00	0.30	22.50			
94-1	133359	11/11/98	TIME	MJE	MC WIND WOOD DRAINAGE M	75.00	0.30	22.50			
94-1	133343	11/16/98	TIME	MJL	MC WINDWOOD W/SHAW	75.00	0.30	22.50			
94-1	133347	11/17/98	TIME	MJE	MC WIND WOOD S/SO	75.00	0.30	22.50			
94-1	133356	11/30/98	TIME	MJE	MC WIND WOOD W/GM	75.00	0.30	22.50			
								193.00			
94-1	133595	12/16/98			BILL 98-1260					-193.00	
										193.00	
94-1	133955	05/12/99	TIME	MJE	MM REAPPROVAL WIND WOOD	75.00	0.50	37.50			
94-1	133992	05/18/99	TIME	ROM	MR R/WVW RDWY COMPLETIO	75.00	0.50	37.50			
								75.00			

AT OF 11/07/00

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HISTORICAL CHRONOLOGICAL JOB STATUS REPORT

JOB # 00 NEW WINDSOR PLANNING BOARD (Chargeable to Applicant)

CLIENT: NEWWIN TOWN OF NEW WINDSOR

TASK # 1

TASK#	RI#	DATE	MAN	EMPL	ACT DESCRIPTION	RATE	HRS.	TIME	EXP.	DOLLARS BILLED	BALANCE
04	1	05/14/99			STILL 99-615					-75.00	
										75.00	
					TASK TOTAL		2165.50		0.00	2165.50	0.00
					GRAND TOTAL		2165.50		0.00	-2165.50	0.00

AS OF 11/07/2000

PAGE 1

CHRONOLOGICAL JOB STATUS REPORT

JOB 5455

NEW WINDSOR PLANNING BOARD (Changeable to Applicant)

CLIENT: NLWWIN TOWN OF NEW WINDSOR

PAGE 1

FOR WORK DONE PRIOR TO 11/07/2000

TASK NO.	REF.	DATE	PLAN	TIME	ACT DESCRIPTION	RATE	HRS.	TIME	EXP	DOLLARS- BILLABLE	BALANCE
94-1	107042	02/18/00	TIME	MJE	MC TO/SOL S. REF. STATUS	80.00	0.30	24.00			
94-1	117734	02/28/00	TIME	MJE	MC WWS STATUS W/MYRA	80.00	0.60	48.00			
94-1	117735	02/28/00	TIME	MJE	MC WWS PLAN REVS W/SHAW	80.00	0.40	32.00			
94-1	117731	02/29/00	TIME	MJE	MC WIND WOOD MEMO	80.00	0.40	32.00			
94-1	118234	03/23/00	TIME	MJE	MC WIND WOOD C/S AUL S	80.00	0.30	24.00			
94-1	118205	03/23/00	TIME	MJE	MC WIND WOOD PLAN REV	80.00	0.70	56.00			
94-1	118296	03/23/00	TIME	MJE	MC WIND WOOD TC/SHAW	80.00	0.30	24.00			
								240.00			
94-1	58770	03/14/00			BILL 00-528					-136.00	
94-1	61742	04/14/00			BILL 00-425					104.00	
										-240.00	
94-1	114752	05/08/00	TIME	MJE	MC WIND WOODS W/SHAW	80.00	0.30	24.00			
94-1	114815	05/10/00	TIME	MJE	MM Wind Wood Reapproval	0.00	0.10	0.00			
94-1	115215	05/24/00	TIME	MJE	MC WINDSOR WOOD W/SHAW	80.00	0.30	24.00			
94-1	115218	05/25/00	TIME	MJE	MC WIND WOOD W/SS	80.00	0.30	24.00			
94-1	115630	05/21/00	TIME	MJE	MC TO/SS RE WIND WOODS	80.00	0.30	24.00			
94-1	115638	06/02/00	TIME	MJE	MC WIND WOOD MPAS	80.00	0.20	16.00			
								112.00			
94-1	115933	06/15/00			BILL 00-619					-112.00	
										112.00	
94-1	117428	08/10/00	TIME	MJE	MC TO/SGI S WIND WOOD	80.00	0.30	24.00			
94-1	118317	08/24/00	TIME	MJE	MC WIND WOODS ISSUES	80.00	0.30	24.00			
94-1	118318	08/24/00	TIME	MJE	MC WIND WOOD FILE REV	80.00	1.50	120.00			
								168.00			
94-1	118265	09/18/00			BILL 00-871					-168.00	
										168.00	
94-1	118513	10/04/00	TIME	MJE	MC WIND WOOD CLOSEOUT	80.00	0.30	24.00			
94-1	118547	10/06/00	TIME	MJE	MC WIND WOOD CLOSEOUT	80.00	0.70	56.00			
94-1	118548	10/06/00	TIME	MJE	MC WIND WOOD DESCRIPT	80.00	0.80	64.00			
94-1	118549	10/06/00	TIME	MJE	MC WIND WOOD TC/SURVEY	80.00	0.40	32.00			
94-1	118550	10/06/00	TIME	MJE	MC WIND WOOD PHASED	80.00	0.70	56.00			
94-1	118551	10/16/00	TIME	MJE	MC WINDSOR WOOD	80.00	0.20	16.00			
								216.00			
94-1	118552	10/13/00			BILL 00-963					-232.00	
										232.00	
										-232.00	
					TASK TOTAL		768.00		0.00	-752.00	16.00

GRAND TOTAL

768.00

0.00

768.00

16.00

TOTAL P.07

SUBDIVISION FEES - TOWN OF NEW WINDSOR

MAJOR SUBDIVISION FEES:

APPLICATION FEE.....\$ 100.00

ESCROW:

RESIDENTIAL:

___ LOTS @ 150.00 (FIRST 4 LOTS).....\$ _____
___ LOTS @ 75.00 (ANY OVER 4 LOTS).....\$ _____

COMMERCIAL:

___ LOTS @ 400.00 (FIRST 4 LOTS).....\$ _____
___ LOTS @ 200.00 (ANY OVER 4 LOTS).....\$ _____

TOTAL ESCROW DUE....\$ _____

* * * * *

APPROVAL FEES MAJOR SUBDIVISION:

PRE-PRELIMINARY PLAT APPROVAL.....\$ 100.00
PRELIMINARY PLAT APPROVAL (150.00 OR 15.00/LOT).....\$ 420.00
FINAL PLAT APPROVAL (\$100.00 + \$5.00/LOT).....\$ 240.00
FINAL PLAT SECTION FEE.....\$ 100.00
BULK LAND TRANSFER...(\$100.00).....\$ _____

TOTAL SUBDIVISION APPROVAL FEES.....\$ 860.00
860.00 REAPPROVAL #1
* * * * * \$ 860.00 REAPPROVAL #2

RECREATION FEES:

27 LOTS @ \$ 500.00 PER LOT.....\$ 13,500.00

* * * * *

THE FOLLOWING CHARGES ARE TO BE DEDUCTED FROM ESCROW:

PLANNING BOARD ENGINEER FEES.....\$ _____
PLANNING BOARD ATTORNEY FEES.....\$ _____
MINUTES OF MEETINGS.....\$ _____
OTHER.....\$ _____

* * * * *

PERFORMANCE BOND AMOUNT.....\$ 720,496.00

4% OF ABOVE AMOUNT.....\$ 36,819.84

ESTIMATE OF PRIVATE IMPROVEMENTS: \$ _____

2% OF APPROVED COST ESTIMATE\$ _____

Adopted 1-5-2000

RE: RESOLUTION-STORMWATER DETENTION, RETENTION BASINS, AND
WATER QUALITY PONDS GUIDELINES

MOTION BY COUNCILMAN GREEN

SECONDED BY COUNCILWOMAN TOWNSEND

That the Town Board of the Town of New Windsor adopt the following the annual Resolution with respect to stormwater detention basins, stormwater retention basins and water quality ponds for future development in the Town of New Windsor:

WHEREAS, the NYS DEC has adopted as part of the Environmental Conservation Law a requirement that subdivision projects include water quality basins, but the DEC regulations do not specify the procedure for ownership or maintenance of such facilities, which the Town of New Windsor shall now address; and

WHEREAS, the Town of New Windsor has previously adopted Local Law No. 2 for 1995 entitled "Flood Damage Prevention" on January 18, 1995 which requires detention basins for certain projects; and

WHEREAS, the Town Board of the Town of New Windsor desires to establish guidelines and policies in connection with stormwater detention basins and stormwater retention basins and water quality ponds which are required as part of Planning Board approvals and as necessary for compliance with NYS Department of Environmental Conservation regulations; and

NOW, THEREFORE, BE IT RESOLVED:

That the Town Board of the Town of New Windsor in order to promote the health and welfare of Town residents and taxpayers, and preserve Town highways, hereby adopts the following Town Regulations with respect to stormwater detention basins, retention basins, and water quality ponds:

1. For site plan projects, including but not limited to, condominium, townhouse, apartment, commercial settings, and business parks, the ownership and maintenance responsibility for basins shall remain with the site owner. Construction, operation and maintenance shall be an obligation of the site plan approval.

2. For site plans, the basin shall remain on the same lot as the site improvements. It is not permissible to create a separate lot for the basin.

3. For subdivisions, a Homeowner's Association shall not be tasked with owning and maintaining the drainage basins or ponds.

4. For subdivisions, the Town shall accept dedication of the properties on which the basin and improvements are located and assume maintenance responsibilities, this being determined the best alternative to guarantee the long-term proper function of the improvements.

5. For subdivisions, In order to create a device to financially support the maintenance of needed drainage facilities, a drainage district shall be created; and the drainage district shall incorporate all lots of the subdivision, or other lots as the Town may determine, benefited by the improvements; and the drainage district shall be initiated, before final subdivision approval, and all costs for the formation of the district shall be borne by the developer.

6. Drainage districts so formed shall contract out for grass mowing maintenance and cleanout of the basins approximately six times per year; and the Highway Department shall maintain the inlet and outlet structures as required.

7. Prior to subdivision approval, the Developer shall provide the deed including metes and bounds description for the basin parcel or easement to the Attorney for the Town, Engineer for the Town, and Highway Superintendent for review and approval.

8. The following basin design criteria shall be incorporated into all basins and ponds:

Landscaping is required where buffers or screening are necessary, staggered white pine plantings and berms being deemed preferable for these situations.

Basins shall include stone channels between inlet and outlet locations. The channel shall be over-excavated, filled with stone during construction and have a final course of rip-rap placed after initial siltation occurs and the basin is stabilized.

Maximum side slopes shall be 1:3 (vertical: horizontal).

Fences shall generally not be required, but may be added at the discretion of the Planning Board.

9. This resolution may be reviewed annually until incorporated into the Town Code, but shall remain in effect until further revision.

ROLL CALL: *ADD NAME*

MOTION CARRIED: *10/10/11*

Town Board Agenda:



1763

TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK

REQUEST FOR PUBLIC RECORDS

DATE:

(Please specify or describe items(s) requested)

Memo: From Mark Edsall Feb 29 - 2000

" Fax " " " Aug 24 "

Fax Megory Hansen - 1/5-200

Clerk Certificate Dec 1998

Shaw Engineers - Aug 10, 1998

From Mark to Guy Shaw - Aug 24 2000

Dedication drainage - April 3, 2000

Mark Edsall " " "

Approval, Bond

Name: Robert Silber
Address: 421-13 Rt 39
Airmont N.Y 10952
Phone: 845-3561073
Representing: _____

Documents MUST NOT be taken from the office and MUST be returned intact.

Time Out: _____

Time Returned: _____

**TOWN OF NEW WINDSOR
PLANNING BOARD
REVIEW COMMENTS
PAGE 2**

REVIEW NAME: WINDSOR WOODS MAJOR SUBDIVISION
PHASES III, IV AND V
(FORMERLY BLOSSOM HEIGHTS MAJOR SUBDIVISION)
PROJECT LOCATION: RILEY ROAD
SECTION 32-BLOCK 2-LOT 103
PROJECT NUMBER: 94-1
DATE: 27 MAY 1998

- c. The developer should be required to install the sidewalks and curb for Red Maple Way as part of the Phase III development (also include in Phase III bond). The developer should include the sidewalk and curb for the existing Old Hemlock Drive as part of the construction of the new portion of Old Hemlock Drive of Phase V (include in Phase V bond).
- d. The Applicant should be directed to submit a **Public Improvement Bond Estimate** to the Town Engineer for review.
- e. The Applicant should submit the descriptions and **Offers of Dedication** to the Planning Board Engineer and Town Attorney for review.
- f. Abandonment descriptions should be prepared relative to the temporary cul-de-sacs. If the roads are dedicated after extension, revised descriptions without the cul-de-sacs should be prepared.
- g. The Applicant should perform final coordination of 911 numbering with the Town Fire Inspector's office.
- h. The Applicant should make payment for all applicable fees in connection with the final approval and improvement inspections.

Respectfully submitted,


Mark J. Edsall, P.E.
Planning Board Engineer

MJEmk

A:WINDWOO2.mk

Shaw Engineering

Consulting Engineers

744 Broadway
P.O. Box 2569
Newburgh, New York 12550
[914] 561-3695

WINDSOR WOODS SUBDIVISION - SECTIONS 3, 4, & 5

August 10, 1998

PUBLIC IMPROVEMENT BOND ESTIMATE

SECTIONS 3 & 4

<u>ITEM</u>	<u>QUANTITY</u>		<u>UNIT PRICE</u>	<u>AMOUNT</u>
<u>Right-Of-Way</u>				
Clear & Grub	3.50	Acres	\$ 6,000	\$ 21,000
Subbase	L.S.		\$25,000	\$ 25,000
12" Foundation Course	1,880	C.Y.	\$ 20	\$ 37,600
3 ½ Asphalt Binder Course	1,110	Tons	\$ 65	\$ 72,150
1 ½ Asphalt Top Course	476	Tons	\$ 65	\$ 30,940
Concrete Curbing	2,922	L.F.	\$ 17	\$ 49,674
4 Ft. Concrete Sidewalks	1,400	L.F.	\$ 18	\$ 25,200
Monuments	16		\$ 100	\$ 1,600
Removal of Cul-de-Sac/Topsoil/Seed	L.S.		\$ 4,000	\$ 4,000
Erosion Control	L.S.		\$10,000	\$ 10,000
Topsoil & Seed	17,500	S.F.	\$.15	\$ 2,625
				\$ 279,789
<u>Sanitary Sewer System</u>				
8-Inch PVC Gravity Pipe	1,524	L.F.	\$ 40	\$ 60,960
Manholes	10		\$ 1,700	\$ 17,000
4-Inch Gravity House Services	21		\$ 350	\$ 7,350
				\$ 85,310
<u>Water Sewer System - Roadway</u>				
8-Inch DIP Water Pipe	1,440	L.F.	\$ 40	\$ 57,600
Fittings	5		\$ 300	\$ 1,500
Valves	6		\$ 600	\$ 3,600
Hydrants	3		\$ 2,000	\$ 6,000
¾ -Inch Water Services	21		\$ 600	\$ 12,600
				\$ 81,300

Water System - Stream Crossing

8-Inch DIP Water Pipe	503	L.F.	\$ 40	\$ 20,120
6-Inch DIP Water Pipe	50	L.F.	\$ 36	\$ 1,800
Fittings	1		\$ 300	\$ 300
Valves	1		\$ 600	\$ 600
Hydrants	2		\$ 2,000	\$ 4,000
Concrete Encasement	25	C.Y.	\$ 100	\$ 2,500
Easement Restoration	5,200	S.F.	\$.15	\$ 780
				<u>\$ 30,100</u>

Storm Drainage System

15-Inch ADS N-12 Pipe	448	L.F.	\$ 35	\$ 15,680
18-Inch ADS N-12 Pipe	744	L.F.	\$ 40	\$ 29,760
24-Inch ADS N-12 Pipe	184	L.F.	\$ 45	\$ 8,280
30-Inch ADS N-12 Pipe	242	L.F.	\$ 50	\$ 12,100
Catch Basins	17		\$ 1,500	\$ 25,500
Flushing Basins	2		\$ 2,000	\$ 4,000
				<u>\$ 95,320</u>

Water Quality Pond

Clear & Grub	0.70	Acres	\$ 6,000	\$ 4,200
Berm & Grading	L.S.		\$ 7,000	\$ 7,000
Junction Box & Inlet Pipe	L.S.		\$ 4,000	\$ 4,000
Rip Rap Bypass Channel	L.S.		\$ 3,000	\$ 3,000
Concrete Spillway	L.S.		\$ 7,000	\$ 7,000
Outlet Structure/ Piping & Drain	L.S.		\$ 5,000	\$ 5,000
Rip Rap Outlet Protection	L.S.		\$ 1,500	\$ 1,500
Fence	530	L.F.	\$ 12	\$ 6,360
Topsoil & Seed	15,000	S.F.	\$.15	\$ 2,250
Pine Trees	10		\$ 125	\$ 1,250
				<u>\$ 41,560</u>

PORTION OF SECTION 1

Concrete Curbing	1,109	L.F.	\$ 17	\$ 18,853
4 Ft. Concrete Sidewalks	560	L.F.	\$ 18	\$ 10,080
				<u>\$ 28,933</u>

CONSTRUCTION ESTIMATE:**\$ 642,212**

SECTION 5

<u>ITEM</u>	<u>QUANTITY</u>	<u>UNIT PRICE</u>	<u>AMOUNT</u>
<u>Right-Of-Way</u>			
Clear & Grub	0.25 Acres	\$ 6,000	\$ 1,500
Subbase	L.S.	\$10,000	\$ 10,000
12" Foundation Course	1,040 C.Y.	\$ 20	\$ 20,800
3 ½ Asphalt Binder Course	615 Tons	\$ 65	\$ 39,975
1 ½ Asphalt Top Course	265 Tons	\$ 65	\$ 17,225
Concrete Curbing	1,743 L.F.	\$ 17	\$ 29,631
4 Ft. Concrete Sidewalks	838 L.F.	\$ 18	\$ 15,084
Street Signs	1	\$ 150	\$ 150
Monuments	12	\$ 100	\$ 1,200
Removal of Cul-de-Sac/Topsoil/Seed	L.S.	\$ 4,000	\$ 4,000
Erosion Control	L.S.	\$ 3,500	\$ 3,500
Topsoil & Seed	10,500 S.F.	\$.15	\$ 1,575
As-Built Drawings	L.S.		<u>\$ 4,000</u>
			\$ 148,640
<u>Sanitary Sewer System</u>			
8-Inch PVC Gravity Pipe	655 L.F.	\$ 40	\$ 26,200
Manholes	5	\$ 1,700	\$ 8,500
4-Inch Gravity House Services	7	\$ 350	<u>\$ 2,450</u>
			\$ 37,150
<u>Water Sewer System - Roadway</u>			
8-Inch DIP Water Pipe	790 L.F.	\$ 40	\$ 31,600
Valves	1	\$ 600	\$ 600
Hydrants	1	\$ 2,000	\$ 2,000
¾ -Inch Water Services	7	\$ 600	<u>\$ 4,200</u>
			\$ 38,400
<u>Storm Drainage System</u>			
15-Inch ADS N-12 Pipe	645 L.F.	\$ 35	\$ 22,575
Catch Basins	5	\$ 1,500	<u>\$ 7,500</u>
			\$ 30,075

PORTION OF SECTION 1

Concrete Curbing	947 L.F.	\$ 17	\$ 16,099
4 Ft. Concrete Sidewalks	440 L.F.	\$ 18	<u>\$ 7,920</u>
			\$ 24,019

CONSTRUCTION ESTIMATE: **\$ 278,284**

TOTAL CONSTRUCTION ESTIMATE: **\$ 920,496**

T/E 12/2/98

22

Q

MOTION- ESTABLISH PUBLIC IMPROVEMENT BOND-WINDSOR WOODS MAJOR
SUBDIVISION SECTIONS 3,4 AND 5

Motion by Council _____ seconded by Council _____ that the
Town Board of the Town of New Windsor authorize the establishment of a Public
Improvement Bond for Windsor Woods major subdivision, Sections 3,4 and 5, in the
amount of \$920,496.00, and the subdivider is required to pay the Town an inspection
fee in the amount of \$36,819.84(4% of the estimate) prior to stamping of the final
subdivision plans. As per the recommendation of McGoey, Hauser and Edsall
Consulting Engineers, P.C., under the date of November 11, 1998.

ROLL CALL:

MOTION CARRIED:



McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.

RICHARD D. McGOEY, P.E.
WILLIAM J. HAUSER, P.E.
MARK J. EDSALL, P.E.
JAMES M. FARR, P.E.

Licensed in NEW YORK, NEW JERSEY
and PENNSYLVANIA

working 12/98

13 1998

*cc: V/B number
L. Reis*

- ☐ **Main Office**
45 Quassaick Ave. (Route 9W)
New Windsor, New York 12553
(914) 562-8640
e-mail: mheny@att.net
- ☐ **Regional Office**
507 Broad Street
Milford, Pennsylvania 18337
(717) 296-2765
e-mail: mhepa@ptd.net



11 November 1998

Town of New Windsor
Town Board
555 Union Avenue
New Windsor, New York 12553

ATTENTION: GEORGE J. MEYERS, TOWN SUPERVISOR

SUBJECT: WINDSOR WOODS MAJOR SUBDIVISION
PUBLIC IMPROVEMENT BOND ESTIMATE - SECTIONS 3, 4 AND 5
NEW WINDSOR PLANNING BOARD NO. 94-1

Dear Supervisor Meyers and Town Board Members:

As you may be aware, the Town Planning Board, at their regular Planning Board meeting of 27 May 1998, granted conditional final approval to the Windsor Woods subdivision, Sections 3, 4 and 5.

The purpose of this letter is to submit, for your approval, the Public Improvement Bond Estimate as prepared by Shaw Engineering, the design engineer for the project. Our office has reviewed the estimate and have required certain revisions to same. Attached hereto, please find a revised Bond Estimate with totals as follows:

SUBDIVISION PHASE

P.I. BOND ESTIMATE

Sections 3 and 4
Section 5

\$ 642,212.00
\$ 278,284.00

TOTAL

\$ 920,496.00

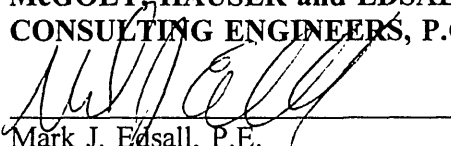
Over

It is our recommendation that the Town Board approve this Bond amount. If the Board so establishes this amount, the subdivider will be required to pay the Town an inspection fee in the amount of \$36,819.84 (4% of estimate) prior to stamping of the final subdivision plans.

If you have any questions regarding the above, please do not hesitate to contact the undersigned.

Very truly yours,

**McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS, P.C.**


Mark J. Edsall, P.E.
Planning Board Engineer

MJEmk
Encl.as

cc: James Petro, Planning Board Chairman
Richard D. McGoe, Town Engineer

A:MEYERS.mk

Shaw Engineering

Consulting Engineers

744 Broadway
P.O. Box 2569
Newburgh, New York 12550
[914] 561-3695

May 27, 1998

Chairman James Petro
Members of the Planning Board
TOWN OF NEW WINDSOR
555 Union Avenue
New Windsor, New York 12553

Re: Windsor Woods Subdivision: Sections 3, 4 & 5
Riley Road

Dear Chairman Petro and
Planning Board Members:

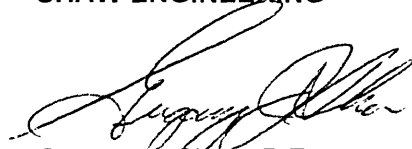
Enclosed please find a copy of the following Letters of Approval granted for the above referenced project:

<u>Date</u>	<u>Regulatory Agency</u>	<u>Approval</u>
May 30, 1995	Orange County Dept. Of Health	Water Main Extension
Sept. 13, 1995	NYSDEC	Stream Crossing Permit
Nov. 9, 1995	NYSDEC	Sanitary Sewer Extension
May 6, 1998	Orange County Dept. Of Health	Realty Subdivision

These Letters Of Approval are being submitted for your project file.

Respectfully submitted,

SHAW ENGINEERING



Gregory J. Shaw, P.E.
Principal

GJS:mmv
Enclosure

cc: Saul Silverman, Windsor Woods, Inc.

General

6. Type of Ownership		<input type="checkbox"/> 68 Private - Other	<input type="checkbox"/> 1 Authority	<input type="checkbox"/> 30 Interstate
<input checked="" type="checkbox"/> Municipal	<input type="checkbox"/> Commercial	<input type="checkbox"/> Private - Institutional	<input type="checkbox"/> 19 Federal	<input type="checkbox"/> 40 International
<input type="checkbox"/> Industrial	<input type="checkbox"/> 9 Water Works Corp.	<input type="checkbox"/> 26 Board of Education	<input type="checkbox"/> 20 State	<input type="checkbox"/> 18 Indian Reservation
7. Estimated Total Cost 125,000		8. Population Served 136		9. Drainage Basin MOODNA
10. Federal Aid Involved?		11. WSA Project?		
<input type="checkbox"/> 1 Yes <input checked="" type="checkbox"/> 2 No		<input type="checkbox"/> 1 Yes <input checked="" type="checkbox"/> 2 No		

Source N/A

12. <input type="checkbox"/> Surface Name _____ Class _____ <input type="checkbox"/> Ground Name _____ Class _____		13. Est. Source Development Cost
14. Safe yield GPD	15. Description	

Treatment N/A

16. Type of Treatment			
<input type="checkbox"/> 1 Aeration	<input type="checkbox"/> 4 Sedimentation	<input type="checkbox"/> 7 Iron Removal	<input type="checkbox"/> 10 Softening
<input type="checkbox"/> 2 Microstrainers	<input type="checkbox"/> 5 Clarifiers	<input type="checkbox"/> 8 Chlorination	<input type="checkbox"/> 11 Corrosion Control
<input type="checkbox"/> 3 Mixing	<input type="checkbox"/> 6 Filtration	<input type="checkbox"/> 9 Fluoridation	<input type="checkbox"/> 12 Other
17. Name of Treatment Works	18. Max. Treatment Capacity GPD	19. Grade of Plant Operator Req.	20. Est. Cost
21. Description			

Distribution

22. Type of Project N/A		23. Type of Storage N/A		24. Est. Distribution Cost
<input type="checkbox"/> 1 Cross Connection	<input type="checkbox"/> 3 Transmission	Elevated _____ Gals.		125,000
<input type="checkbox"/> 2 Interconnection	<input type="checkbox"/> 4 Fire Pump C12	Underground _____ Gals.		
25. Anticipated Distribution System Demand: Avg. 13,600 GPD Max. 27,200 GPD				26. Designed for fire flow? <input checked="" type="checkbox"/> 1 Yes <input type="checkbox"/> 2 No
27. Description APPROXIMATELY 2,733 L.F. OF 8" D.I. WATER DISTRIBUTION MAIN INCLUDING HYDRANTS AND TWO INTERCONNECTIONS WITH THE EXISTING DISTRIBUTION SYSTEM.				

Approval of Plans for Public Water Supply Improvement

This approval is issued under the provisions of 10 NYCRR, Part 5:

1. Applicant T. NEW WINDSOR	2. Location of Works (C, V, T) T. NEW WINDSOR	3. County ORANGE	4. Water District (Specific Area Served) WINDSOR WOODS
5. Type of Project			
<input type="checkbox"/> 1 Source	<input type="checkbox"/> 3 Pumping Units	<input type="checkbox"/> 5 Fluoridation	<input checked="" type="checkbox"/> 7 Distribution
<input type="checkbox"/> 2 Transmission	<input type="checkbox"/> 4 Chlorination	<input type="checkbox"/> 6 Other Treatment	<input type="checkbox"/> 8 Storage
<input type="checkbox"/> 9 Other			
Remarks: WATER MAIN EXTENSION TO SERVE WINDSOR WOODS SUBDIVISION			

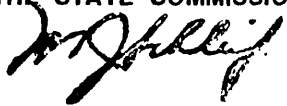
By initiating improvement of the approved supply, the applicant accepts and agrees to abide by and conform with the following:

- THAT the proposed works be constructed in complete conformity with the plans and specifications approved this day or approved amendments thereto.
- THAT the proposed works not be placed into operation until such time as a Completed Works Approval is issued in accordance with Part 5 of the New York State Sanitary Code.

ISSUED FOR THE STATE COMMISSIONER OF HEALTH

MAY 30, 1995

Date


_____, P.E.
Designated Representative
M.J. SCHLEIFER, P.E., ASSISTANT COMMISSIONER
O.C. DEPT. OF ENV. HEALTH
124 MAIN ST., GOSHEN, NY 10924

Name and Title (print)

Distribution: White — Applicant Yellow — File (LHO or DHO)
Pink — Central Office (BPWS) Blue — Other

DEC PERMIT NUMBER
3-3348-00157/1-0

FACILITY/PROGRAM NUMBER(s)



PERMIT
Under the Environmental Conservation Law (ECL)

EFFECTIVE DATE
September 3, 1995EXPIRATION DATE
December 31, 1998

TYPE OF PERMIT (Check All Applicable Boxes)

☒ New ☐ Renewal ☐ Modification ☐ Permit to Construct ☐ Permit to Operate

- | | | |
|--|---|--|
| <input checked="" type="checkbox"/> Article 15, Title 5:
Protection of Water | <input type="checkbox"/> Article 17, Titles 7, 8:
SPDES | <input type="checkbox"/> Article 27, Title 9; 6NYCRR 373:
Hazardous Waste Management |
| <input type="checkbox"/> Article 15, Title 15:
Water Supply | <input type="checkbox"/> Article 19:
Air Pollution Control | <input type="checkbox"/> Article 34:
Coastal Erosion Management |
| <input type="checkbox"/> Article 15, Title 15:
Water Transport | <input type="checkbox"/> Article 23, Title 27:
Mined Land Reclamation | <input type="checkbox"/> Article 36:
Floodplain Management |
| <input type="checkbox"/> Article 15, Title 15:
Long Island Wells | <input type="checkbox"/> Article 24:
Freshwater Wetlands | <input type="checkbox"/> Articles 1, 3, 17, 19, 27, 37;
6NYCRR 380: Radiation Control |
| <input type="checkbox"/> Article 15, Title 27:
Wild, Scenic & Recreational Rivers | <input type="checkbox"/> Article 25:
Tidal Wetlands | <input type="checkbox"/> Other _____ |
| <input type="checkbox"/> 6NYCRR 608:
Water Quality Certification | <input type="checkbox"/> Article 27, Title 7; 6NYCRR 360:
Solid Waste Management | |

PERMIT ISSUED TO Windsor Woods, Inc.		TELEPHONE NUMBER (914) 353-2005	
ADDRESS OF PERMITTEE 100 South Broadway, Nyack, NY 10960			
CONTACT PERSON FOR PERMITTED WORK Saul Silverman		TELEPHONE NUMBER	
NAME AND ADDRESS OF PROJECT/FACILITY Windsor Woods Subdivision, Sections 3, 4 & 5			
LOCATION OF PROJECT/FACILITY Moore's Hill Rd., 2,000 feet south of NYS Route 207, New Windsor			
COUNTY Orange	TOWN New Windsor	WATERCOURSE/WETLAND NO. H89-2-P225-1-2 (Class "A")	NYTM COORDINATES E: N: 4
DESCRIPTION OF AUTHORIZED ACTIVITY Install a water main crossing under stream bed in accordance with plans entitled "Windsor Woods Subdivision" Stream Crossing Plan and Details, Sheets 1 and 2 of 2," prepared by Shaw Engineering, dated December 15, 1994, last revised May 30, 1995 and as conditioned herein.			

By acceptance of this permit, the permittee agrees that the permit is contingent upon strict compliance with the ECL, all applicable regulations, the General Conditions specified and any Special Conditions included as part of this permit.

DEPUTY PERMIT ADMINISTRATOR Alexander F. Ciesluk, Jr.	ADDRESS 21 South Putt Corners Rd., New Paltz NY 12561		RDB
AUTHORIZED SIGNATURE <i>Alexander F. Ciesluk Jr.</i>	Date 9/13/95	Page 1 of 4	

GENERAL CONDITIONS

Inspections

1. The permitted site or facility, including relevant records, is subject to inspection at reasonable hours and intervals by an authorized representative of the Department of Environmental Conservation (the Department) to determine whether the permittee is complying with this permit and the ECL. Such representative may order the work suspended pursuant to ECL 71-0301 and SAPA 401(3). A copy of this permit, including all referenced maps, drawings and special conditions, must be available for inspection by the Department at all times at the project site. Failure to produce a copy of the permit upon request by a Department representative is in violation of this permit.

Permit Changes and Renewals

2. The Department reserves the right to modify, suspend or revoke this permit when:
 - a) the scope of the permitted activity is exceeded or a violation of any condition of the permit or provisions of the ECL and pertinent regulations is found;
 - b) the permit was obtained by misrepresentation or failure to disclose relevant facts;
 - c) new material information is discovered; or
 - d) environmental conditions, relevant technology, or applicable law or regulation have materially changed since the permit was issued.
3. The permittee must submit a separate written application to the Department for renewal, modification or transfer to this permit. Such application must include any forms, fees or supplemental information the Department requires. Any renewal, modification or transfer granted by the Department must be in writing.
4. The permittee must submit a renewal application at least:
 - a) 180 days before expiration of permits for State Pollutant Discharge Elimination System (SPDES), Hazardous Waste Management Facilities (HWMF), major Air Pollution Control (APC) and Solid Waste Management Facilities (SWMF); and
 - b) 30 days before expiration of all other permit types.
5. Unless expressly provided for by the Department, issuance of this permit does not modify, supersede or rescind any order or determination previously issued by the Department or any of the terms, conditions or requirements contained in such order or determination.

Other Legal Obligations of Permittee

6. The permittee has accepted expressly, by the execution of the application, the full legal responsibility for all damages, direct or indirect, of whatever nature and by whomever suffered, arising out of the project described in this permit and has agreed to indemnify and save harmless the State from suits, actions, damages and costs of every name and description resulting from this project.
7. This permit does not convey to the permittee any right to trespass upon the lands or interfere with the riparian rights of others in order to perform the permitted work nor does it authorize the impairment of any rights, title, or interest in real or personal property held or vested in a person not a party to the permit.
8. The permittee is responsible for obtaining any other permits, approvals, lands, easements and rights-of-way that may be required for this project.

9. That if future operations by the State of New York require an alteration in the position of the structure or work herein authorized, or if, in the opinion of the Department of Environmental Conservation it shall cause unreasonable obstruction to the free navigation of said waters or flood flows or endanger the health, safety or welfare of the people of the State, or cause loss or destruction of the natural resources of the State, the owner may be ordered by the Department to remove or alter the structural work, obstructions, or hazards caused thereby without expense to the State, and if, upon the expiration or revocation of this permit, the structure, fill, excavation, or other modification of the watercourse hereby authorized shall not be completed, the owners, shall, without expense to the State, and to such extent and in such time and manner as the Department of Environmental Conservation may require, remove all or any portion of the uncompleted structure or fill and restore to its former condition the navigable and flood capacity of the watercourse. No claim shall be made against the State of New York on account of any such removal or alteration.
10. That the State of New York shall in no case be liable for any damage or injury to the structure or work herein authorized which may be caused by or result from future operations undertaken by the State for the conservation or improvement of navigation, or for other purposes, and no claim or right to compensation shall accrue from any such damage.
11. Granting of this permit does not relieve the applicant of the responsibility of obtaining any other permission, consent or approval from the U.S. Army Corps of Engineers, U.S. Coast Guard, New York State Office of General Services or local government which may be required.
12. All necessary precautions shall be taken to preclude contamination of any wetland or waterway by suspended solids, sediments, fuels, solvents, lubricants, epoxy coatings, paints, concrete, leachate or any other environmentally deleterious materials associated with the project.
13. Any material dredged in the prosecution of the work herein permitted shall be removed evenly, without leaving large refuse piles, ridges across the bed of a waterway or floodplain or deep holes that may have a tendency to cause damage to navigable channels or to the banks of a waterway.
14. There shall be no unreasonable interference with navigation by the work herein authorized.
15. If upon the expiration or revocation of this permit, the project hereby authorized has not been completed, the applicant shall, without expense to the State, and to such extent and in such time and manner as the Department of Environmental Conservation may require, remove all or any portion of the uncompleted structure or fill and restore the site to its former condition. No claim shall be made against the State of New York on account of any such removal or alteration.
16. If granted under Article 36, this permit does not signify in any way that the project will be free from flooding.
17. If granted under 6NYCRR Part 608, the NYS Department of Environmental Conservation hereby certifies that the subject project will not contravene effluent limitations or other limitations or standards under Sections 301, 302, 303, 306 and 307 of the Clean Water Act of 1977 (PL 95-217) provided that all of the conditions listed herein are met.
18. All activities authorized by this permit must be in strict conformance with the approved plans submitted by the applicant or his agent as part of the permit application.

Such approved plans were prepared by _____
on _____.

SPECIAL CONDITIONS

- ◆ The permittee or a representative shall contact by telephone, the Division of Law Enforcement in New Paltz (914) 256-3013 48 hours prior to the commencement of any portion of the project authorized herein.
- ◆ The permittee shall require that any contractor, project engineer, or other person responsible for the overall supervision of this project reads, understands and complies with this permit, including all special conditions to prevent environmental degradation.
- ◆ For Article 15, Protection of Waters permits, the permittee or an authorized representative shall notify the Department by mailing the attached form at least 48 hours prior to the commencement of any portion of the project authorized herein.

Continued on next page...

DEC PERMIT NUMBER		
3-3348-00157/1-0		
PROGRAM/FACILITY NUMBER		

SPECIAL CONDITIONS**For Article 15 (Protection of Water)**

1. During periods of work activity, sufficient flow of water shall be maintained at all times to sustain aquatic life downstream.
2. The stream crossing trench shall be opened, installation accomplished and backfilled in one continuous operation.
3. Any debris or excess materials from construction of this project shall be immediately and completely removed from the bed and banks of all water areas to an appropriate upland area for disposal.
4. No turbid water resulting from dewatering operations shall be discharged directly to or allowed to enter outlet from Silver Stream Reservoir. Such water shall be pumped to settling basins or other suitable areas prior to any discharge to Silver Stream Reservoir. All other necessary measures shall be implemented to prevent any practicable increase in turbidity or sedimentation downstream of the work site.
5. All areas of soil disturbance resulting from this project shall be seeded with an appropriate perennial grass seed and mulched with hay or straw within one week of final grading. Mulch shall be maintained until a suitable vegetative cover is established.

STATE ENVIRONMENTAL QUALITY REVIEW

Under the State Environmental Quality Review Act (SEQR), the project associated with this permit is classified as an Unlisted Action and the Department of Environmental Conservation (DEC) has determined that it will not have a significant effect on the environment. Other involved agencies may reach an independent determination of environmental significance for this project.

Distribution:

Law Enforcement(2)

R. Wood

J. Isaacs/D. Goetke

J. Marcogliese/L. Meyerson

P. Ferracane

Town of New Windsor Planning Board

DEC PERMIT NUMBER

3-3348-00157/1-0

FACILITY ID NUMBER

PROGRAM NUMBER

New York State Department of Environmental Conservation

200 White Plains Rd., Tarrytown, NY 10591

Telephone: (914) 332-1835 (office)



Michael D. Zagata
Commissioner

RECEIVED

NOV 09 1995

SHAW ENGINEERING

Mr. Gregory Shaw, P.E.
Shaw Engineering
744 Broadway
P.O. Box 2569
Newburgh, NY 12550

**RE: Approval of Plans and Specifications for the
Sanitary Sewer Extension to Serve
Windsor Woods Subdivision (Sections 3, 4, & 5)
(T) New Windsor, Orange County**

Dear Mr. Shaw,

This is to advise you that the plans and specifications for the above referenced project are being approved by this Department. This project consists of the sanitary sewer system of Sections 3, 4, & 5 of the Windsor Woods Subdivision located on Riley Road in the Town of New Windsor. These three sections comprise 31 new residential lots which are in addition to the 11 lots of Section 1 previously approved under the name of Blossom Heights Subdivision, and the one lot of Section 2 approved under the project name of Windsor Woods. The allocation of 12,400 gpd of sewer capacity from Blossom Heights Subdivision is now reallocated to Windsor Woods Subdivision.


By initiating the construction of the said project covered by the approval of the plans and specifications, as shown on the seven drawings prepared by Shaw Engineering dated June 26, 1995 (approximately 2,179 feet of 8-inch PVC gravity sewer pipe and 15 manholes), the applicant accepts and agrees to abide by and conform with the following:

- (1) This approval is issued pursuant to SPDES Permit No. NY-0022445.
- (2) That this approval letter shall be maintained on file by the applicant.
- (3) That the approval is revocable or subject to modification or change pursuant to Article 17 of the Environmental Conservation Law.
- (4) That any and all construction undertaken by the terms of the approval of plans shall be completely and wholly at the risk of the applicant.

- (5) That the facilities shall be fully constructed and completed in compliance with plans as approved on November 7, 1995.
- (6) That this office is to be notified when construction commences.
- (7) That the engineer will forward the results of the leakage tests of the completed work to this Department.
- (8) That the professional engineer supervising such construction shall certify to this Department in writing and to the applicant that the constructed facilities have been under his supervision and that the works have been fully completed in accordance with the engineering report and the plans.
- (9) That the leakage outward or the infiltration inward of the constructed sewer line shall not exceed 200 gallons per inch of pipe diameter per mile per day for any section of the sewer system between manholes and including manholes.
- (10) The approved project must be completed within five (5) years of the approval date at which time the approval will expire.

Enclosed please find one copy of the approved plans and the engineering report. Also, one copy of the approved plans is being sent to the Orange County Health Department.

Very truly yours,



Joseph Marcogliese, P.E.
Acting Regional Water Engineer

JFM:TR

Enclosure

CC: Orange County Health Department
Supervisor and Town Board - Town of New Windsor

ORANGE COUNTY DEPARTMENT OF HEALTH
Division of Environmental Health

CERTIFICATE OF APPROVAL OF REALTY SUBDIVISION PLANS

TO: Windsor Woods, Inc.
169 Burd St.
Nyack, NY 10960

The Orange County Department of Health certifies that a realty subdivision map entitled Windsor Woods Subdivision - Sections 3, 4 & 5, dated July 5, 1995, latest revision April 15, 1998, located in the Town of New Windsor showing plans for providing satisfactory and adequate water supply and sewage facilities for said subdivision have been filed with and approved by the Department on this date pursuant to Article II of the Public Health Law.

The following information was furnished in the application for approval of plans:

Total area: 32.14 acres Number of lots: 28

Water supply: T. New Windsor Water System

Sewage disposal: T. New Windsor Sewer System

The owner intends to build on some lots and sell other lots without buildings.

Approval of the proposed water supply and sewage facilities is granted subject to the following conditions:

1. THAT the proposed facilities are installed in conformity with said plans.
2. THAT no lot or remaining lands shall be subdivided without plans for such resubdivision being filed with and approved by the Orange County Department of Health.
3. THAT the purchaser of a lot sold without water supply and/or sewage disposal facilities installed thereon will be furnished with a reproduction of the approved plans and shall be notified of the necessity of installing such facilities in accordance with the approved plans.
4. THAT the purchaser of a lot sold with water supply and/or sewage disposal facilities installed thereon will be furnished with a reproduction of the approved plans and an accurate as-built plan depicting all installed sanitary facilities.
5. THAT plan approval is limited to 5 years. Time extensions for plan approval may be granted by the Orange County Department of Health based upon development facts and the realty subdivision regulations in effect at that time. A new plan submission may be required to obtain a time extension.
6. THAT the approved plans must be filed with the Orange County Clerk prior to offering lots for sale and within 90 days of the date of plan approval.

May 6, 1998
Date


M.J. Schleifer, P.E.
Assistant Commissioner



McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.

RICHARD D. McGOEY, P.E.
WILLIAM J. HAUSER, P.E.
MARK J. EDSALL, P.E.
JAMES M. FARR, P.E.

- ☐ Main Office
45 Quassaick Ave. (Route 9W)
New Windsor, New York 12553
(914) 562-8640
- ☐ Branch Office
507 Broad Street
Milford, Pennsylvania 18337
(717) 296-2765

PLANNING BOARD WORK SESSION
RECORD OF APPEARANCE

TOWN/VILLAGE OF NEW WINDSOR

P/B # 98-1

WORK SESSION DATE: 20 SEPT 00

APPLICANT RESUB.
REQUIRED:

REAPPEARANCE AT W/S REQUESTED: _____

PROJECT NAME: Windsor Woods

PROJECT STATUS: NEW _____ OLD X

REPRESENTATIVE PRESENT: Robert Silber

MUNIC REPS PRESENT: BLDG INSP. _____
FIRE INSP. X
ENGINEER X
PLANNER _____
P/B CHMN. _____
OTHER (Specify) _____

ITEMS TO BE ADDRESSED ON RESUBMITTAL:

- Possible purchaser of Saul's Windsor Woods
- Final approval -
- need new approval resolution if they want
- disc 180 + 90 x 2
- disc

May 10
↓ 180
Nov 6

CLOSING STATUS

- ☐ Set for agenda
☐ possible agenda item
☐ Discussion item for agenda
☐ ZBA referral on agenda

pbwsform 10MJ E98

**New York State Department of Environmental Conservation
Division of Water, Region 3**

200 White Plains Road - 5th Floor, Tarrytown, New York 10591-5805

Phone: (914) 332-1835 • FAX: (914) 332-4670

Website: www.dec.state.ny.us

sc. M. Babcock
J. Egitta
D. McFadden
M. Edsall
M. Mason



- 3

November 2, 2000

Mr. Gregory Shaw, P.E.
Shaw Engineering
744 Broadway
P.O. Box 2569
Newburgh, N.Y. 12550

Re: Reapproval of Plans and Specifications for the
Sanitary Sewer Extension to Serve
Windsor Woods Subdivision (Sections 3, 4, & 5)
(T) New Windsor, Orange County

*Self
Windsor
Woods*

Dear Mr. Shaw:

41
This is to advise you that the plans and specifications for the above referenced project are being reapproved by this Department. This project consists of the sanitary sewer system of Sections 3, 4, & 5 of the Windsor Woods Subdivision located on Riley Road in the Town of New Windsor. These three sections comprise 31 new residential lots which are in addition to the 11 lots of Section 1 previously approved under the name of Blossom Heights Subdivision, and the one lot of Section 2 approved under the project name of Windsor Woods. The allocation of 12,400 gpd of sewer capacity from Blossom Heights Subdivision is now reallocated to Windsor Woods Subdivision.

By initiating the construction of the said project covered by the approval of the plans and specifications, as shown on the seven drawings prepared by Shaw Engineering dated June 26, 1995 (approximately 2,179 feet of 8-inch PVC gravity sewer pipe and 15 manholes), the applicant accepts and agrees to abide by and conform with the following:

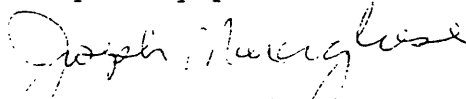
- 1) This approval is issued pursuant to SPDES Permit No. NY-0022445.
- 2) That this approval letter shall be maintained on file by the applicant.
- 3) That the approval is revocable or subject to modification or change pursuant to Article 17 of the Environmental Conservation Law.

Page 2
Mr. Gregory Shaw
November 2, 2000

- 4) That any and all construction undertaken by the terms of the approval of plans shall be completely and wholly at the risk of the applicant.
- 5) That the facilities shall be fully constructed and completed in compliance with plans as previously approved on November 7, 1995.
- 6) That this office is to be notified when construction commences.
- 7) That the engineer will forward the results of the leakage tests of the completed work to this Department.
- 8) That the professional engineer supervising such construction shall certify to this Department in writing and to the applicant that the constructed facilities have been under his supervision and that the works have been fully completed in accordance with the engineering report and the plans.
- 9) That the leakage outward or the infiltration inward of the constructed sewer line shall not exceed 200 gallons per inch of pipe diameter per mile per day for any section of the sewer system between manholes and including manholes.
- 10) The approved project must be completed within five (5) years of the reapproval date at which time the approval will expire.

The approved plans and report were previously transmitted to you and the Orange County Health Department.

Very truly yours,


Joseph Marcogliese, P.E.
Regional Water Engineer

JM:dc

Enclosure

cc: Orange County Health Department w/enclosure
Supervisor and Town Board, Town of New Windsor



Town of New Windsor

555 Union Avenue
New Windsor, New York 12553
Telephone: (845) 563-4630
Fax: (845) 563-4692

Attorney for the Town

November 2, 2000

Martin A. Geiger, Esq.
Hawkins, Delafield & Wood
67 Wall Street
New York, N. Y. 10005

Re: Windsor Woods Subdivision - Drainage District #2

Dear Marty:

In accordance with your statement dated October 10, 2000, I am pleased to enclose Check #15707 payable to Hawkins, Delafield & Wood in the amount of \$3,043.36 from Saul Silverman, AIA in behalf of Windsor Woods Subdivision. You will recall that this amount was due your firm for preparation of documents for establishment of the above-referenced Drainage District in the Town of New Windsor.

If I can be of further assistance please do not hesitate to call. With best regards,

Very truly yours,

Patricia A. Corsetti
Attorney's Office
/pac

Enclosure
cc: Mark J. Edsall, P. E.
Myra Mason

15707

SAUL SILVERMAN, AIA
THE SILVER GROUP
100 SOUTH BROADWAY
NYACK, NY 10960

THE BANK OF NEW YORK
NEW CITY, NY 10956
50-235-219

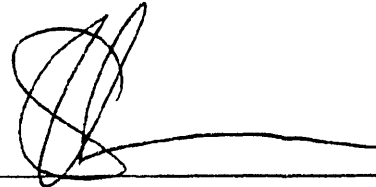
10.31.00

PAY TO THE
ORDER OF

HAWKINS, DELAFIELD & WOOD\$ 3,043.36

THREE THOUSAND FORTY THREE AND ³⁶/₁₀₀ DOLLARS

MEMO FOR WINDSOR WOODS, INC - DRAINAGE DISTRICT #2



⑈015707⑈ ⑈021902352⑈ ⑈6809072760⑈



McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.

RICHARD D. McGOEY, P.E.
WILL AM. J. HAUSER, P.E.
MARK J. EDSALL, P.E.
JAMES M. FARR, P.E.

Offices in NEW YORK, NEW JERSEY
and PENNSYLVANIA

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(914) 562-8640
e-mail: mhenry@att.net
- ☐ **Regional Office**
507 Broad Street
Millford, Pennsylvania 18331
(570) 296-2165
e-mail: mhpa@ptc.net

MEMORANDUM

(via fax)

6 October 2000

TO: SAUL SILVERMAN (353-2454)

FROM: MARK J. EDSALL, P.E. 

SUBJECT: WINDSOR WOODS MAJOR SUBDIVISION
PHASES 3,4, & 5
NEW WINDSOR PLANNING BOARD # 94-1

This is a status update of my memorandum of 24 August 2000 in connection with the subject subdivision. Please note the following status for each item.

- 1) *Plans must be modified to comply with Town Resolution/Guidelines regarding stormwater basins. See attached copy of Resolution.* – I have reviewed revised plans submitted by Greg Shaw. The plan corrections are acceptable. Final plans and mylars can be submitted for stamping, after the metes and bounds are checked (see #3).
- 2) *A Drainage District must be formed in accordance with the Town Guidelines.* – I have forwarded a memorandum to Phil Crotty requesting that he confirm, by memo to Myra Mason, that the District formation is complete and the Planning Board is free to stamp and release the plans once all other normal Planning Board items are complete.

I am not aware of any memo, although Myra may have already received it.
- 3) *Offers of Dedication including the metes and bounds descriptions and title insurance policy should be prepared* – I received a copy of the Offers of Dedication and the associated Descriptions for the Water Quality Basin. The information submitted to Phil Crotty appears acceptable. The corrections required to Sheet 21 have been accomplished.

I have received a copy of the metes and bounds, as prepared by Bill Hildreth (dated 31 August 2000 – 3 pages), from your attorney. I have checked these descriptions and they are acceptable. The complete Offers should be sent to Phil.

The title insurance and any other documents required by Phil Crotty should be submitted to Phil.

- 4) ***The Public Improvement Bond Amount has been approved by the Town Board. Prior to stamp of approval, all Planning Board fees and inspection fees must be paid*** – The Town Board definitely approved the bond amount. Attached is the verifying resolution. Regarding the closeout fees to the Planning Board, we will prepare this once all other items are resolved.

Also see memo regarding the bond should a sectionalized filing of the plans be desired.

The above list reflects our understanding of the status of the approval. If any additional items are identified by other Town representatives, we will contact you immediately.

Cc: Myra Mason, PB Secretary (via fax)
Phil Crotty, Town Attorney (via fax)
Greg Shaw, P.E. (via fax – 561-3027)
Robert Knoebel, Esq., Applicant's Attorney (via fax – 353-3529)

Silverman100600.doc



McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.

RICHARD D. McGOEY, P.E.
WILLIAM J. HAUSER, P.E.
MARK J. EDSALL, P.E.
JAMES M. FARR, P.E.

NEW YORK, NEW YORK
NEW JERSEY
PENNSYLVANIA

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(914) 562-8540
e-mail: mhepc@att.net

Regional Office
507 Broad Street
Milford, Pennsylvania 18337
(570) 296-2765
e-mail: mheps@ptd.net

MEMORANDUM

(via fax)

6 October 2000

FAKED
10/6

TO: MYRA MASON, PLANNING BOARD SECRETARY

FROM: MARK J. EDSALL, P.E., PLANNING BOARD ENGINEER

SUBJECT: WINDSOR WOOD SUBDIVISION (P.B. # 94-1)
PHASED APPROVAL OF PLANS

A question has arisen with regard to the ability to file the Windsor Woods Plans in Phases. I believe this is possible, however, the following is kept in mind:

- The plans submitted to the planning board do have phases shown. The phases for the subject application were designated "Section 3", "Section 4", and "Section 5". (Sections 1 & 2 were previously approved under a separate application). When the Planning Board granted final approval to the application, the approval included all phases.
- Notwithstanding the above, the individual plans have not been prepared for each phase such that they can be individually and sequentially be filed at the County. This must be done by the Surveyor and Engineer of record and appropriate notes must be added to make the approval subject to all details and conditions of the overall approval of the Planning Board.
- The Public Improvement Bond Estimate was a single value, with a total summated for the 3 sections. If this is to be sectionalized for filing, the bond must be broken down into the sections. An intermediate cul-de-sac for Section 3 must be considered.
- If filed in sections, appropriate fees must be paid to the planning board.
- Since all phases received (conditional) final approval, the state law time clock is running for all phases (180 days expiration, with two 90 day extensions possible). If the approval expires, new approvals must be obtained.

I hope this helps clarify the issue of phased (or sectional) approval and filing of the subdivision

Myra100600.doc



McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.

RICHARD D. McGOEY, P.E.
WILLIAM J. HAUSER, P.E.
MARK J. EDSALL, P.E.
JAMES M. FARR, P.E.

Licensing: NEW YORK NEW JERSEY
and PENNSYLVANIA

RECEIVED

OCT 06 2000

Town of New Windsor Bldg. Dept.

9145628640 P.01/04

- ☐ Main Office
45 Quassaick Ave. (Route 9W)
New Windsor, New York 12553
(914) 562-8640
e-mail: mhery@att.net
- ☐ Regional Office
507 Broad Street
Mifflord, Pennsylvania 18337
(570) 296-2765
e-mail: mhpa@ptd.net

FACSIMILE MEMORANDUM

TO: Saul Silverman ATTN: _____ FAX NO. 353-2454

TO: Phil Crotty ATTN: _____ FAX NO. _____

TO: Greg Shaw ATTN: _____ FAX NO. 561-3027

TO: Myra Mason ATTN: _____ FAX NO. 563-4695

TO: Robert Knoebel ATTN: _____ FAX NO. 353-3529

TO: _____ ATTN: _____ FAX NO. _____

FROM: Mark Edsall

FAX NO.: 914-562-1413

DATE SENT: 10/6/00TIME SENT: 1:15

AM

PM XPAGES SENT: 3 + cover

MESSAGE: _____

TELEPHONE OR FAX ACKNOWLEDGEMENT OF THIS TRANSMISSION IS REQUESTED:

YES _____ NO _____

RECEIPT ACKNOWLEDGED _____

A: FAX95.mk

MARVIN L. SCHWARTZ
ATTORNEY AND COUNSELLOR AT LAW
52 SOUTH MAIN STREET
SPRING VALLEY, NEW YORK 10977
(845) 425-1832

ALSO ADMITTED IN LOUISIANA

FACSIMILE (845) 425-2165
E-MAIL: SCHWARTZLAW@JUNO.COM

April 26, 2001

Ms. Myra Mason
Office of the Planning Board
Town of Windsor
555 Union Avenue
New Windsor, New York 12553

Re: Planning Board File #94-1- Sections 3, 4, and 5
Tax Lot 32-2-107.2

Dear Ms. Mason:

The undersigned is the attorney for Windsor Woods LLC, the current owner of the above-referenced parcel. Windsor Woods LLC took title from the previous owner, Windsor Woods, Inc., by deed dated February 8, 2001, which said deed was recorded in the office of the Orange County clerk on March 1, 2001, in Liber 5470 at page 162. A copy of the deed is enclosed herein. Robert Silber is the managing partner for the owner LLC and is authorized to sign all legal documents on behalf of said owner.

The owner of the above parcel hereby requests a one hundred eighty day extension for re-approval of the above-referenced planning board application. I understand that the present approval will expire on May 5, 2001.

The new owner will be responsible for all planning board fees. Thank you for your assistance in obtaining this extension request.

If you have any questions, please do not hesitate to call.

Yours very truly,


MARVIN L. SCHWARTZ

MLS/rs
Enclosure
cc: R. Silber



McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.

RICHARD D. McGOEY, P.E.
WILLIAM J. HAUSER, P.E.
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e-mail: mheny@aol.net
- ☐ **Regional Office**
507 Broad Street
Milford, Pennsylvania 18337
(570) 296-2765
e-mail: mhpa@ptd.net

MEMORANDUM

(via fax)

24 August 2000

TO: SAUL SILVERMAN

FROM: MARK J. EDSALL, P.E. 

**SUBJECT: WINDSOR WOODS MAJOR SUBDIVISION
PHASES 3,4, & 5
NEW WINDSOR PLANNING BOARD # 94-1**

On 29 February 2000 I forwarded you a memorandum listing the outstanding items to close out your project. As per your request, I have reviewed each of these items. Please note the following status for each item.

- 1) *Plans must be modified to comply with Town Resolution/Guidelines regarding stormwater basins. See attached copy of Resolution.* – Greg Shaw advises me he never received a copy of the Resolution from the Town regarding the Basins. I have faxed him a copy on this date, attached to a memorandum. Greg indicates he will make any necessary changes and submit a copy of the final plans for review.

Just need to hold 2)
the closing -
Need release for liens

- 2) *A Drainage District must be formed in accordance with the Town Guidelines.* – I have forwarded a memorandum to Phil Crotty requesting that he confirm, by memo to Myra Mason, that the District formation is complete and the Planning Board is free to stamp and release the plans once all other normal Planning Board items are complete.

Need closing on Roads 3)
Need offers
of dedications w/ metes
for Roads + bounds

- 3) *Offers of Dedication including the metes and bounds descriptions and title insurance policy should be prepared* – I received a copy of the Offers of Dedication and the associated Descriptions for the Water Quality Basin. The information submitted to Phil Crotty appears acceptable, however, corrections are needed to Sheet 21 of the plans. Greg Shaw has been advised in my memorandum to him regarding the Basin.

I have not seen the metes and bounds descriptions and Offers of Dedication for the roadways. These, with the title insurance and any other documents required by Phil Crotty should be submitted ASAP. Send a copy to me and I will review the metes & bounds in comparison to the plans submitted final by Shaw and advise if acceptable.

- 4) *The Public Improvement Bond Amount has been approved by the Town Board. Prior to stamp of approval, all Planning Board fees and inspection fees must be paid* – The Town Board definitely approved the bond amount. Attached is the verifying resolution. Regarding the closeout fees to the Planning Board, we will prepare this once all other items are resolved.

The above list reflects our understanding of the status of the approval. If any additional items are identified by other Town representatives, we will contact you immediately.

Cc: Myra Mason, PB Secretary (via fax)
Phil Crotty, Town Attorney (via fax)

Silverman082400.doc



94-1

May 1, 2000

Mr. James Petro
Chairman - Planning Board
Town of New Windsor
Municipal Building
555 Union Avenue
New Windsor, NY 12553

**RE: WINDSOR WOODS SUBDIVISION
(FORMERLY BLOSSOM HEIGHTS)**

**SUBJECT: RE-APPROVAL OF EXISTING
PLANNING BOARD FINAL APPROVAL**

Dear Mr. Petro:

The approval period for the above referenced Subdivision will lapse on 5/12/00. This letter is submitted to respectfully request an additional re-approval for this subdivision, as we have been delayed in our start, due to the finalization of the Town's resolution regarding their approval of a drainage district for the detention pond.

This new Board resolution was passed in January of 2000, and we are in the process of supplying the balance of the paperwork that the Town Attorney has required. We foresee our submission to be complete in accordance with the Town's guideline's within the next 10 to 15 days.

I thank the Chairman and the Planning Board members for their cooperation.

Very truly yours,

Saul Silverman
Windsor Woods, Inc.
Vice President

cc: Myra Mason

(14)
IN
A
B. L. W. J.
J. H. P.

CORRESPONDENCE

WINDSOR WOODS SUBDIVISION (94-1)

MR. PETRO: This is a request for reapproval.

Mr. Sol Silverman appeared before the board for this proposal.

MR. PETRO: This is a letter dated 5/12/2000. This letter is submitted to request reapproval for the subdivision as we have been delayed in the start for the finalization of the Town's resolution regarding approval of the drainage district for the detention pond. This new board resolution was passed in January of 2000 and we're in the process of supplying the balance of the paperwork that the Town Attorney required. We foresee our submission to be complete in accordance with the Town's guidelines within the next 10 to 15 days. Thank you in advance. So reapproval of existing planning board final approval.

MR. EDSALL: Mike Babcock and I discussed this, we're not aware of any zoning change or anything which would invalidate what was the scope of what you previously approved. I can verify that Sol is in the process of trying to get this drainage district straightened out, meeting the Town's new guidelines, so I would suggest that you just reapprove it per your normal process.

MR. PETRO: Just refresh my memory, is this by Riley Road?

MR. BABCOCK: That's correct.

MR. PETRO: Okay and the reapproval will give it how long a period of time?

MR. EDSALL: It will give it 180 days and two 90 day extensions are available.

MR. PETRO: Okay, I need a motion for 180 day final subdivision.

MR. LANDER: So moved.

MR. ARGENIO: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board grant final subdivision reapproval extension.

MR. EDSALL: It's a reapproval.

MR. PETRO: For the Windsor Woods subdivision formally Blossom Heights. Is there any further discussion? If not, roll call.

ROLL CALL

MR. ARGENIO	AYE
MR. LANDER	AYE
MR. PETRO	AYE

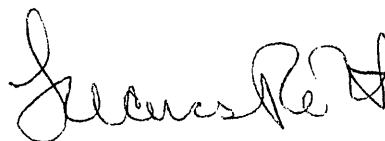
MR. ARGENIO: Motion to adjourn.

MR. LANDER: Second it.

ROLL CALL

MR. ARGENIO	AYE
MR. LANDER	AYE
MR. PETRO	AYE

Respectfully Submitted By:



Frances Roth
Stenographer



Town of New Windsor

555 Union Avenue
New Windsor, New York 12553
Telephone: (914) 563-4630
Fax: (914) 563-4693

Attorney for the Town

April 20, 2000

Robert S. Knoebel, Esq.
Dorfman, Lynch & Knoebel
51 North Broadway
Nyack, N. Y. 10960

Re: Windsor Woods, Inc. – Dedication of Proposed Drainage District #2

Dear Mr. Knoebel:

This office is in receipt of a fax transmission dated April 17, 2000 relating to the above-entitled subdivision and future dedication of the proposed drainage district.

In addition to the documents furnished to Myra Mason by Saul Silverman dated April 3, 2000, the following are required in order to schedule this matter for Town Board action:

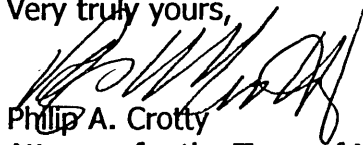
1. Petition for Establishment of Drainage District #2 prepared and executed by landowner. You will note from the attached copy of correspondence to Saul Silverman dated 11/19/98 that this document was previously requested. (See attached example);
2. Engineer's Map, Plan and Report, including metes/bounds descriptions;
3. Developer's Agreement. You should contact the Planning Board attorney, Andrew S. Krieger, Esq. at 914-562-2333, before preparing this document. (See attached example);
4. Title Policy in the amount of \$10,000 naming the Town as party insured;
5. Full Environmental Assessment Form from project engineer.

I have enclosed a procedure for establishing a proposed drainage district. For your assistance in preparation of the documents mentioned in #1 and 3, I have also enclosed proposed drafts.

The establishment of an Improvement District is a serious municipal action which will impact the residents and taxpayers for many years.

I shall file the Offer of Dedication and other paperwork which was submitted by Mr. Silverman pending receipt of the other instruments mentioned above.

Very truly yours,



Philip A. Crotty

Attorney for the Town of New Windsor

/pac

Enclosures

cc: George J. Meyers, Supervisor
Mark J. Edsall, P.E.
Mr. Saul Silverman
Andrew S. Krieger, Esq.
Myra Mason

RECEIVED

APR 20 2000

WINDSOR WOODS SUBDIVISION (94-1) RILEY ROAD

Mr. Gregory Shaw of Shaw Engineering appeared before the board for this proposal.

MR. SHAW: Last and final, gentlemen, the last time I was here, I believe was about four weeks ago, and we discussed this project. The board at that point made a decision that it didn't warrant a final a public hearing for final subdivision approval. We discussed the project at length, again, it's a 28 lot subdivision immediately off of Riley Road, actually an extension of Red Maple Way and Old Hemlock Drive, which is Section 1 of Windsor Woods which was an 11 lot subdivision. This board, we spent time talking about the water quality pond, you directed me to talk to the highway superintendent with regards to maintenance, I did that, I believe you have a memo in the file where he concurred with your engineer's position regarding the town maintaining the inlet and the outlet structures and only the inlet and outlet structures and that the remainder of the pond will be maintained by the homeowner of lot number 2. We can explore that tonight if you wish, but hopefully, that is behind us. And with that before this board tonight asking for final subdivision approval. There's no other approvals to obtain, we have water from the health department, sewer from the DEC, stream crossings from the DEC, Realty Subdivision approval from County Health, we're here with the approvals in hand asking for your final blessing.

MR. PETRO: Mark's reviewed it and he agrees there is not much left to do except he has 8 subject-to's. Do you want to touch upon those for something that is ready to be approved, 8 subject-to's?

MR. EDSALL: It's nothing tremendously urgent. The first one basically regarding that water quality pond and the discussions we have had for the maintenance of it. Those should be included as a note on the plan. I have discussed that with Greg, he has no problem with it. 1B, I want to have that responsibility for the maintenance for the water quality pond also included in the deed for that lot and also in the deed granted to

the Town of New Windsor rights to access the property for maintaining the inlet and outlet which was the desire of the highway superintendent. The third one, 1C, is just a matter of documenting the phasing of when the sidewalks and curbs are going to go in for the first two phases. I'm suggesting that Red Maple Way be put in as part of the Phase 3 and included in the Phase 3 bond and Old Hemlock Drive be included in Phase 5 as well as Phase 5's bond. And D, which is the normal public improvement bond estimate which Greg and I need to review and he's already in the process of preparing it. 1E offers a dedication, I'm not sure that we had all of them. We just need to make sure we have all the offers of dedication which ties into 1F, which is that we have to make sure we address the abandonment of the temporary cul-de-sacs, so that doesn't get messed up later on. 1G, I just want to make sure that since the lot count has changed that Bobby was all set with the 911 numbering, I believe he's all set, but I want to make sure we ask him and last but not least, that Myra has a condition that all the fees be paid so she can collect all those.

MR. PETRO: We have fire approval on 4/21/98 so 911 must be in place.

MR. EDSALL: I said there's nothing earth shattering here, just something to get on the record.

MR. PETRO: Other than what Mark has discussed what we're going to do subject to is going to reflect back to his statement. Do we have any other considerations on this plan? We have seen it a number of times. We have the water quality pond is going to be maintained by who?

MR. BABCOCK: Pond itself by lot owner 2, the inlet and outlet by the town.

MR. PETRO: We have that in letter form from Mr. Pullar stating that the town is going to take care of only--

MR. EDSALL: And we assume and maybe we can have an acknowledgement from the applicant that he agrees with the arrangement that Mr. Pullar has proposed.

MR. SOL SILVERMAN: I have no problem with everything that Mark went through.

MR. PETRO: Other than the subject-to's, again, which Mark has read in, is there any other items that we need to touch upon?

MR. LANDER: No.

MR. STENT: Make a motion we grant final approval to the Windsor Woods page 3, 4 and 5 formerly Blossom Heights.

MR. LUCAS: Second it.

MR. PETRO: We have a motion and seconded that the New Windsor Planning Board grant final approval to the Windsor Woods subdivision on Riley Road with the subject-to's that the planning board engineer has written into the minutes prior to the last few comments.

MR. SILVERMAN: I have a request and I'm not really sure how to handle it, the last time on the first subdivision prior to the subdivision filing or we had requested for approval permit for a model.

MR. SHAW: Never interrupt when they making the motion to vote.

MR. PETRO: We're in the process of voting for final approval.

MR. SILVERMAN: Excuse me.

MR. PETRO: Is there any further discussion from the board members? If not, roll call.

ROLL CALL

MR. ARGENIO	AYE
MR. STENT	AYE
MR. LANDER	AYE
MR. LUCAS	AYE

MR. PETRO AYE

MR. SILVERMAN: Question on procedure for a permit for a model.

MR. BABCOCK: I have no problem as long as you gentlemen don't have a problem.

MR. PETRO: All the subject-to's are fine.

MR. EDSALL: We're fine on this.

MR. PETRO: How about the fees?

MR. BABCOCK: We can work that out.

MR. SILVERMAN: Myra's going to follow me around.

MR. PETRO: He might give you a building permit and you don't pay some of the fees. So we try, it's happened before.

MR. SILVERMAN: Myra won't let me.

MR. PETRO: Then the planning board does not have a problem.

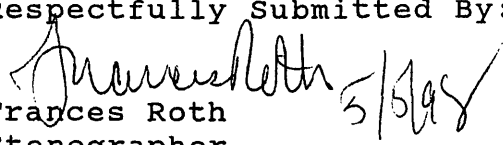
MR. LUCAS: Motion to adjourn.

MR. LANDER: Second it.

ROLL CALL

MR. ARGENIO	AYE
MR. STENT	AYE
MR. LANDER	AYE
MR. LUCAS	AYE
MR. PETRO	AYE

Respectfully Submitted By:


Frances Roth
Stenographer



McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.

RICHARD D. McGOEY, P.E.
WILLIAM J. HAUSER, P.E.
MARK J. EDSALL, P.E.
JAMES M. FARR, P.E.

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and PENNSYLVANIA

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- ☐ **Regional Office**
507 Broad Street
Millard, Pennsylvania 18937
(570) 295-2765
E-Mail: mhpa@ptc.net

MEMORANDUM

(via fax)

29 February 2000

TO: SAUL SILVERMAN

FROM: MARK J. EDSALL, P.E. 

**SUBJECT: WINDSOR WOODS MAJOR SUBDIVISION
PHASES 3, 4, & 5
NEW WINDSOR PLANNING BOARD # 94-1**

On the afternoon of 28 February 2000 I met with Myra Mason to verify the status of the subject project. We previously met on 10 January 2000 to discuss the status at which time we contacted you by telephone to list the outstanding issues.

Please be advised of the following outstanding items:

- 1) Plans must be modified to comply with Town Resolution/Guidelines regarding stormwater basins. See attached copy of Resolution. Please note that I have discussed plan changes with Greg Shaw.
- 2) A Drainage District must be formed in accordance with the Town Guidelines. You should have your attorney contact the Town Attorney in this regard.
- 3) Offers of Dedication including the metes and bounds descriptions and title insurance policy should be prepared. Contact the Town Attorney regarding this item.
- 4) The Public Improvement Bond Amount has been approved by the Town Board. Prior to stamp of approval, all Planning Board fees and inspection fees must be paid. Contact Myra Mason in this regard.

The above list reflects our understanding of the status of the approval. If any additional items are identified by other Town representatives, we will contact you immediately.

Cc: Myra Mason, PB Secretary (via fax)
Phil Crotty, Town Attorney (via fax)
Silverman022900.doc



November 3, 1999

Planning Board
Town of New Windsor
Municipal Building
555 Union Avenue
New Windsor, NY 12553

Attention: Mr. James Petro
Chairman

RE: WINDSOR WOODS SUBDIVISION
(FORMERLY BLOSSOM HEIGHTS)

SUBJECT: 2-90 DAY EXTENSIONS TO EXISTING
PLANNING BOARD APPROVAL

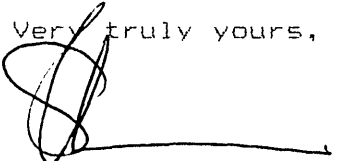
Dear Mr. Petro:

On 5/12/99 a re-approval for the above referenced subdivision was granted by the Planning Board.

By submission of this letter, I am respectfully requesting that the two (2) extensions be granted to this project at the next Planning Board meeting, which would bring the approval current through 5/12/00.

As in the past, I thank the Chairman and Planning Board members for their cooperation.

Very truly yours,


Saul Silverman
Windsor Woods Inc.
Vice President

11/17/99
Approved

2 - 90-Day Extension

CORRESPONDENCE

WINDSOR WOODS SUBDIVISION (94-1) REQUEST FOR TWO 90 DAY EXTENSIONS

Mr. Sol Silverman appeared before the board for this proposal.

MR. PETRO: Requests two 90 day extensions of approval represented by Mr. Silverman. "Dear Mr. Petro: On 5/27/98, final approval for the above-referenced subdivision was granted by the Planning Board. It has been brought to my attention that the resolution of the approval might have lapsed. I have been advised that the application filed for two consecutive 90 day extensions for that time period. I'm respectfully requesting that the two extensions be granted to this project at the next Planning Board meeting which will make the approval current through 5/22/99. As in the past, I thank the chairman of Planning Board for the cooperation. Very truly yours, Sol Silverman." So motion for two 90 day extensions. It's going to bring it up to you only have another two days to go and it's going to expire, that's what the next one will be for, so we can at least get this for Mark. Do you see any reason why we can't do this?

MR. EDSALL: Not if that's the board's wishes.

MR. PETRO: I just got a hot flash, I don't know what from. I'll tell what you we'll do, let's do the two 90 days here and any outstanding problems we can address with number 10. Any opposition to that motion please?

MR. STENT: Motion we grant two 90 day consecutive extensions for Windsor Woods Subdivision.

MR. ARGENIO: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board grant two 90 day consecutive extensions to the Windsor Woods subdivision running from 5/27/98 to 5/22/99. Is there any further discussion from the board members? If not, roll call.

May 12, 1956

67

ROLL CALL

MR. ARGENIO	AYE
MR. STENT	AYE
MR. PETRO	AYE

WINDSOR WOODS SUBDIVISION (94-1) REQUEST FOR REAPPROVAL

Mr. Sol Silverman appeared before the board for this proposal.

MR. PETRO:: Request for reapproval represented by Mr. Silverman. I have a letter here stating "Approval period for the above will shortly lapse. Please accept this letter as a formal request for reapproval of this subdivision so as to keep our approvals current. We contemplate that the construction work will commence within the next few months. Of course, all necessary bonds will be posted and fees paid in accordance with all requirements. Very truly yours, Sol Silverman." Okay now Mr. Edsall?

MR. EDSALL: Mr. Silverman has been very cooperative, we're working toward getting some of the outstanding issues resolved and I see no reason why we would not have that working relationship in the future and I'd say go ahead and give him the new approval and we'll keep things moving.

MR. PETRO: This approval is for one year?

MR. EDSALL: Subdivision approvals are for 180 days and then should he ask for extensions, you could get two additional 90 day extensions.

MR. PETRO: In reality, it's one year, it's half a year and he can go another half year.

MR. EDSALL: Correct, ends up with 360 rather than 365, that's the State law, I didn't write it that way.

MR. STENT: I make a motion we grant reapproval to Mr. Silverman for his request on Windsor Woods.

MR. ARGENIO: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board grant final reapproval for the Windsor Woods subdivision. Is there any further discussion from the board members? Of course, all the original SEQRA process, lead agency, all the--

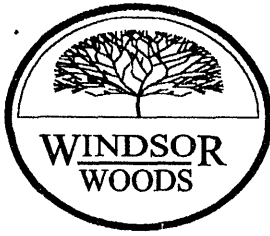
May 12, 1999

69

MR. EDSALL: I would put it in the record that Mr. Silverman's engineer has kept the project current relative to permitting and the regulations and as far as all your SEQRA determinations, I believe they are all still valid.

ROLL CALL

MR. ARGENIO	AYE
MR. STENT	AYE
MR. PETRO	AYE



April 26, 1999

Planning Board
Town of New Windsor
Municipal Building
555 Union Avenue
New Windsor, NY 12553

Attention: Mr. James Petro
Chairman

RE: WINDSOR WOODS SUBDIVISION
(FORMERLY BLOSSOM HEIGHTS)

SUBJECT: EXTENSION TO EXISTING
PLANNING BOARD FINAL APPROVAL

Dear Mr. Petro:

On 5/27/98 the final approval for the above referenced subdivision was granted by the Planning Board.

It has been brought to my attention that the resolution of approval might have lapsed in accordance with Town Law. I have been advised that the applicant can file for two consecutive 90 day extensions to that time period.

By submission of this letter, I am respectfully requesting that the two (2) extensions be granted to this project at the next Planning Board meeting, which would bring the approval current through 5/22/99.

As in the past, I thank the Chairman and Planning Board members for their cooperation.

Very truly yours,

Saul Silverman
Windsor Woods Inc.
Vice President

100 South Broadway, Nyack, New York 10960 (914) 353-2005 Fax: (914) 353-2454

RESULTS OF MEETING OF: 5/12/9

PROJECT: Windsor Woods P.B.# 94-1

LEAD AGENCY:

NEGATIVE DEC:

1. AUTHORIZE COORD LETTER: Y__ N__

M)__ S)__ VOTE: A__ N__

2. TAKE LEAD AGENCY: Y__ N__

CARRIED: YES__ NO__

M)__ S)__ VOTE: A__ N__

CARRIED: YES__ NO__

WAIVE PUBLIC HEARING: M)__ S)__ VOTE: A__ N__ WAIVED: Y__ N__

SCHEDULE P.H. Y__ N__

SEND TO O.C. PLANNING: Y__

SEND TO DEPT. OF TRANSPORTATION: Y__

REFER TO Z.B.A.: M)__ S)__ VOTE: A__ N__

RETURN TO WORK SHOP: YES__ NO__

APPROVAL:

M)__ S)__ VOTE: A__ N__ APPROVED: _____

M)__ S)__ VOTE: A__ N__ APPROVED CONDITIONALLY: _____

NEED NEW PLANS: Y__ N__

DISCUSSION/APPROVAL CONDITIONS:

@ S	③ A	3 Ayes
		0 Nays
Request for reapproval		



May 4, 1999

Planning Board
Town of New Windsor
Municipal Building
555 Union Avenue
New Windsor, NY 12553

RE: WINDSOR WOODS SUBDIVISION
(FORMERLY BLOSSOM HEIGHTS)

SUBJECT: RE-APPROVAL OF EXISTING
PLANNING BOARD FINAL APPROVAL

Dear Mr. Petro:

The approval period for the above referenced subdivision will shortly lapse. Please accept this letter as a formal request for a re-approval of this subdivision so as to keep our approvals current.

We contemplate that the construction work will commence within the next few months. Of course, all necessary bonds will be posted and fees paid in accordance with Township requirements.

Very truly yours,

Saul Silverman
Windsor Woods, Inc.
Vice President

RESULTS OF MEETING OF: Windsor Woods

PROJECT: _____ P.B.# _____

LEAD AGENCY:

NEGATIVE DEC:

1. AUTHORIZE COORD LETTER: Y___N___

M)___S)___ VOTE: A___N___

2. TAKE LEAD AGENCY: Y___N___

CARRIED: YES___NO___

M)___S)___ VOTE: A___N___

CARRIED: YES___NO___

WAIVE PUBLIC HEARING: M)___S)___ VOTE: A___N___ WAIVED: Y___N___

SCHEDULE P.H. Y___N___

SEND TO O.C. PLANNING: Y___

SEND TO DEPT. OF TRANSPORTATION: Y___

REFER TO Z.B.A.: M)___S)___ VOTE: A___N___

RETURN TO WORK SHOP: YES___NO___

APPROVAL:

M)___S)___ VOTE: A___N___ APPROVED: _____

M)___S)___ VOTE: A___N___ APPROVED CONDITIONALLY: _____

NEED NEW PLANS: Y___N___

DISCUSSION/APPROVAL CONDITIONS:

Request 2 Ext.
(2) S (5) A
3 Eyes
0 Nay

INTER-OFFICE CORRESPONDENCE

TO: ENGINEER EDSALL
ATTORNEY KRIEGER
ENGINEER MC GOEY
CHAIRMAN PETRO
HIGHWAY SUPERINTENDENT PULLAR

FROM: PHIL CROTTY

SUBJECT: WINDSOR WOODS MAJOR SUBDIVISION

DATE: SEPTEMBER 1, 1998

I have reviewed Mark Edsall's memo dated August 5, 1998 and discussed it with him.

The Town of New Windsor had a bad experience with a retention pond at the Windsor Square Subdivision. I assume a water quality pond as referred to in Mark's memo and a retention pond are the same thing.


In the case of Windsor Square the retention pond was not maintained by the homeowner's association, as it was supposed to be. In fact the homeowner's association had ceased to exist. The Town made the best of the situation by taking over the lot containing the retention pond, as well as a one-time payment from the homeowners.

I recommend that the Town learn from the Windsor Square experience. The Town should consider taking over the lot on which the Windsor Woods water quality pond is situated, and requiring a substantial up-front payment from the developer.

The water quality pond would become part of the Town's drainage easement system. It would have to be maintained by the Highway Department.

Mark said that he was going to get a meeting together on this subject.

PAC


pac/pab

9/29 10:00



McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.

RICHARD D. McGOEY, P.E.
WILLIAM J. HAUSER, P.E.
MARK J. EDSALL, P.E.
JAMES M. FARR, P.E.

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(717) 298-2785
e-mail: mhpa@ptd.net



11 November 1998

MEMORANDUM

TO: George J. Meyers, Town Supervisor
Philip Crotty, Town Attorney

FROM: Mark J. Edsall, P.E., Planning Board Engineer

SUBJECT: WINDSOR WOODS MAJOR SUBDIVISION
DRAINAGE DISTRICT FORMATION
PLANNING BOARD APPLICATION NO. 94-1

My memorandum of 11 November 1998 with regard to the formation of drainage districts in connection with subdivisions was written "generic" in nature, intended to apply to all future subdivision applications which require water quality ponds and detention basins.

This memorandum is written to advise you that the specific project of Windsor Woods is subject to this situation and advise you that it is necessary that the Town Board proceed with the necessary evaluations and resolutions for the District formation, such that this subdivision approval can proceed in the proper manner.

Once the Town Board agrees to the standard procedure previously recommended during October, with the refinement as noted in my 11 November 1998 memorandum, please advise me, such that we can begin to prepare the cost estimates needed for the District formation.

Thank you for your continued assistance in this somewhat difficult matter.

MJEmk

A:11-11-2E.mk



**McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.**

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WILLIAM J. HAUSER, P.E.
MARK J. EDSALL, P.E.
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5 August 1998

MEMORANDUM

TO: James Petro, Planning Board Chairman
James Pullar, Highway Superintendent
Andrew Krieger, Planning Board Attorney
Richard D. McGoe, P.E., Town Engineer
Philip Crotty, Town Attorney

FROM: Mark J. Edsall, P.E., Planning Board Engineer

SUBJECT: WINDSOR WOODS MAJOR SUBDIVISION
WATER QUALITY POND - SECTION III
PLANNING BOARD APPLICATION NO. 94-1

Attached hereto, please find a draft copy of maintenance responsibilities for the Water Quality Pond being installed for the Windsor Woods Subdivision. This draft document was prepared by Greg Shaw, pursuant to some general discussions between the Planning Board, Jim Pullar and myself.

Please review this draft document and forward your comments to me, such that I can combine them into the preparation of a single final document to be reviewed by the Planning Board and Town Board.

Please contact me if you have any questions regarding the above.

A handwritten signature in black ink, appearing to be 'MJEmk'.

MJEmk

A:8-5-E.mk

DRAFTWater Quality Pond
Maintenance ResponsibilitiesResponsibilities Of Town Of New Windsor

It shall be the responsibility of the Town of New Windsor to maintain the inlet piping/structures, and the outlet piping/structures of the Water Quality Pond. The inlet piping/structures include Catch Basin No. 21, all 30-inch pipe, Flushing Basin No. 22, the Junction Box, and the 24-inch inlet pipe to the Pond. The outlet piping/structures include the standpipe and 24-inch CMP pipe, the PVC drain pipe, and the spillway including its rip rap protection.

Responsibilities Of Owner Of Lot No. 2

It is the responsibility of the Owner of Lot No. 2 to maintain the Water Quality Pond exclusive of the obligations of the Town of New Windsor listed above. At a minimum, the Owner of Lot No. 2 shall be responsible for the following:

1. The Water Quality Pond shall be inspected by the Owner of Lot No. 2 on an annual basis and following a major storm event. Inspection priorities include checking the embankment for subsidence, erosion, cracking, tree growth and the presence of burrowing animals. Check for eroding soils and if necessary, re-grade and re-establish vegetation. Reposition rip rap that may have become dislodged in the bypass channel. Check the structural integrity of the fence and repair as necessary.
2. The establishment of trees and woody shrubs should be prevented on the pond embankments, emergency spillways and buffer areas through periodic mowing. At a minimum, these areas should be mowed once every two months.
4. Floatable debris and litter should be removed periodically from the pond, embankments and surrounding buffer areas. Remove sediment from the forebay on a periodic basis and check the Pond for accumulation of sediment.

June 30, 1998

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 05/10/2000

PAGE: 1

LISTING OF PLANNING BOARD ACTIONS

STAGE:

STATUS [Open, Withd]
O [Disap, Appr]

FOR PROJECT NUMBER: 94-1

NAME: BLOSSOM HEIGHTS - A.K.A. WINDSOR WOODS
APPLICANT: WINDSOR WOODS, INC.

--DATE--	MEETING-PURPOSE-----	ACTION-TAKEN-----
11/17/1999	P.B. REQUEST FOR EXTENSIONS	GRANTED 2 - 90DAY
05/12/1999	P.B. REQUEST	REAPPROVAL GRANTED
05/12/1999	P.B. EXT. REQUEST . TWO 90-DAY EXTENSIONS . THEN REAPPROVED	TWO 90 DAY EXT GRANT GRANTED ON ORIGINAL APPROVAL
05/27/1998	P.B. APPEARANCE . SUBJECT TO MARK'S COMMENTS OF 5/27/98	APPR. SUB. TO
05/20/1998	WORK SESSION APPEARANCE	REVISE & SUBMIT
02/22/1998	P.B. APPEARANCE . NEED HEALTH DEPT. APPROVAL - GREG SHAW TO SPEAK TO HWY SUPT . FOR MAINTENANCE OF POND - ADD NOTE #3 OF ENGINEER'S COMMENTS . OF 4/22/98	REVISE & RETURN
09/28/1994	P.B. APPEARANCE . PLAN TO BE REVIEWED BY SKIP, MARK & BOB RODGERS -THEN RETURN	ROADWAY LAYOUT
04/20/1994	WORKSHOP APPOINTMENT	DISCUSSION ONLY
04/13/1994	P.B. APPEARANCE	PRELIMINARY APPROVAL
03/23/1994	P.B. APPEARANCE - PUBLIC HEA . MARK TO FOLLOW-UP ROADS WITH SKIP	LA:ND CLOSE P.H.
03/02/1994	WORK SESSION APPEARANCE	SUB. 5 SETS FOR PH
02/23/1994	PLANNING BOARD APPEARANCE . P.H. SET FOR 3/23/94	FULL EAF-SET P.H. - NEED GRADING PLAN
01/12/1994	PLANNING BOARD APPEARANCE	REVISE PLAN
01/05/1994	WORK SESSION APPEARANCE	SUBMIT APPLICATION



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PLANNING BOARD WORK SESSION
RECORD OF APPEARANCE

TOWN/VILLAGE OF New Windsor

P/B # 1-3 -

WORK SESSION DATE: 21 April 99

APPLICANT RESUB.
REQUIRED:

REAPPEARANCE AT W/S REQUESTED: No

PROJECT NAME: Windsor Woods

PROJECT STATUS: NEW OLD

REPRESENTATIVE PRESENT: Chris Kiwan / Bob D. Nardo

MUNIC REPS PRESENT: BLDG INSP.
FIRE INSP. X
ENGINEER X
PLANNER
P/B CHMN.
OTHER (Specify)

ITEMS TO BE ADDRESSED ON RESUBMITTAL:

gravel disc re s/w curbs
phasing
etc.

CLOSING STATUS

- Set for agenda
 possible agenda item
 Discussion item for agenda
 ZBA referral on agenda

pbwsform 10MJE98



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**PLANNING BOARD WORK SESSION
RECORD OF APPEARANCE**

TOWN/VILLAGE OF NEW WINDSOR P/B # 94-1

WORK SESSION DATE: 20 MAY 98 APPLICANT RESUB.
REAPPEARANCE AT W/S REQUESTED: No REQUIRED: Final Plans
etc

PROJECT NAME: Windsor Woods 3, 4, 5

PROJECT STATUS: NEW _____ OLD _____

REPRESENTATIVE PRESENT: Greg Shaw / Saul S.

MUNIC. REPS PRESENT: BLDG INSP. _____
FIRE INSP. X
ENGINEER X
PLANNER _____
P/B CHMN. _____
OTHER (Specify) _____

ITEMS TO BE ADDRESSED ON RESUBMITTAL:

- need notes on plan re maint of water quality pond. restrictive covenant
- need P/I bond estimate
- Need easement? no give right to
- enter property in note and restrictive cov.
- We need to see deed for lot 2.
- NYRA → need Pulla memo.
- watermain still problems

RESULTS OF P.B. MEETING OF: May 27, 1998

PROJECT: Windsor Woods Sub. 3, 4+5 **P.B.#** 94-1

PROJECT: Windsor Woods Sub. 3, 4+5 P.B.# 94-1

LEAD AGENCY:

NEGATIVE DEC:

1. AUTHORIZE COORD LETTER: Y N

M)___ S)___ VOTE: A___ N___

2. TAKE LEAD AGENCY: Y N

CARRIED: YES NO

M) S) VOTE: A N

CARRIED: YES NO

WAIVE PUBLIC HEARING: M) S) VOTE: A N WAIVED: Y N

SCHEDULE P.H. Y N

SEND TO O.C. PLANNING: Y

SEND TO DEPT. OF TRANSPORTATION: Y

REFER TO Z.B.A.: M) S) VOTE: A N

RETURN TO WORK SHOP: YES NO

APPROVAL:

M) S) VOTE: A N APPROVED:

M) 5 S) 4 VOTE: A 5 N 0 APPROVED CONDITIONALLY: 5/27/98

NEED NEW PLANS: Y N

DISCUSSION/APPROVAL CONDITIONS:

Subject to Mark's comments of 5/27/98



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**TOWN OF NEW WINDSOR
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REVIEW NAME: WINDSOR WOODS MAJOR SUBDIVISION
PHASES III, IV AND V
(FORMERLY BLOSSOM HEIGHTS MAJOR SUBDIVISION)

PROJECT LOCATION: RILEY ROAD
SECTION 32-BLOCK 2-LOT 103

PROJECT NUMBER: 94-1

DATE: 27 MAY 1998

DESCRIPTION: THE APPLICATION INVOLVES THE THREE (3) FINAL
PHASES OF THE MAJOR SUBDIVISION, WITH A TOTAL OF
TWENTY-EIGHT (28) SINGLE-FAMILY RESIDENTIAL LOTS.

1. This application is submitted for final approval has a decreased number of lots, as a result of the Health Department review and DEC compliance requirements. The plans are complete and ready for final approval, although the approval should include certain conditions.

Any final approval resolution should include the following conditions, as well as any other conditions established by the Planning Board:

- a. The plan should include notes regarding the maintenance responsibilities of the water quality pond, in conformance with the memorandum from the Town Highway Superintendent dated 8 May 1998.
- b. The deed for the lot on which the water quality pond is located should include a restrictive covenant referencing the maintenance responsibilities as noted in the aforementioned memorandum, and shall further grant rights to the Town of New Windsor for access to the property for purposes of maintaining the inlet and outlet structures.

WINDSOR WOODS SUBDIVISION (94-1) RILEY ROAD

Mr. Gregory Shaw of Shaw Engineering appeared before the board for this proposal.

MR. SHAW: Okay, as the chairman said, I'm representing Windsor Woods subdivision tonight, it's a 28 lot subdivision on 32 acres on Riley Road. Actually, they are extensions of roadways, Red Maple Way and Hemlock Way, but they will be shortly. The last time before this board was probably in about six to eight weeks ago, but we discussed the preliminary approval that was granted by this board a couple years back and this board took the position that preliminary approval is still valid. What this board also did was to address the fact that they wanted the roads built to the current road standards. Following your direction, we did meet with the town supervisor, the highway superintendent and the town engineer and your building inspector and the determination was that there will be curbs extended throughout Phase 1, I believe as you suggested to the town board and there will be a sidewalk on one side of the street in Phase 1. The drawings that are before you reflect that there's a drawing that is just dedicated to the construction improvements that will be built in Section 1. So, also since the last time we met, we have submitted out to the Health Department for Realty Subdivision approval, that submission was made a week ago. Hopefully, we'll be hearing from them in about three weeks. I'm anticipating final approval from the Health Department in four to five weeks and at that point, we come before this board hopefully for a final subdivision approval. So, the question I have to this board tonight first and foremost is do you feel that this project warrants a final public hearing? Not that I am recommending it and if you do, I would ask that it be scheduled for May.

MR. PETRO: Well, we haven't heard back from Orange County Department of Health, right, and New York Department of Environmental Conservation.

MR. SHAW: We have everything we need from the New York State DEC. We made a submission out to the Health

Department, I believe it was three years ago, they generated review comments, resubmitted back last week based on those review comments so there should be very few issues that they may have when they do their second review this time.

MR. EDSALL: Jim, you did have a public hearing let's see on the 23rd of March, 1994 was the last public hearing.

MR. PETRO: That is quite a while but there was ten more lots at that time, too, right?

MR. EDSALL: I counted ten more.

MR. PETRO: Let's not forget we had a connecting road at that time, this really was a different plan.

MR. SHAW: What happened we actually have two preliminary subdivision approvals, one was when there was a road going over to Moores Hill Road, then we deleted that connection and this board granted a second preliminary approval with that connection deleted basically showing the configuration that you see right now.

MR. PETRO: One other issue too with the public hearing, and I'm for and against this because there's two lines of thought with it, when in 1994 when we had the public hearing Phase 1, wasn't there in reality there have been buildings since then, now there is new homes in Phase 1, so, you know, they are going to show up for the public hearing. They are involved with the project, they should be notified. But on the flip side of that is, you know, this whole project was going to be to there when they purchased it. Now that being they live there but they may have some legitimate concerns. Those houses are there. I'm going to be in favor of a public hearing when the time comes. I want to talk about the water pond, I don't see any fencing around it.

MR. EDSALL: There is on the larger scale drawings a fence shown. My comment was just to let you know cause I know in the past the board has been concerned because

I think that gives a wrong impression. We're interested in the details of all of these basins, this one has a slope I think a little bit greater than one on two in some locations.

MR. SHAW: Yes, one or two and a half, I believe.

MR. EDSALL: Then they put a fence around it as well.

MR. PETRO: Is this a detention pond?

MR. SHAW: No, actually this is purely water quality, the hydraulics is such that upstream of this stream, you have Brown's Pond and that impounds water so any water that flows into the pond is being held back by that pond. We want to get our water into the channel and downstream before the slug from Brown's Pond comes through. The last thing we want to do is to create a pond, hold back our water and add to that big slug which is delayed coming down through the outlet because of the pond itself, it's strictly a question of timing.

MR. PETRO: How are you doing that with inlets and outlets, just the size of the pond itself?

MR. SHAW: What we have is a junction box and if you take a look at the details, all of our storm drainage system is in that junction box, it has a pipe which goes to the pond and it has a weir and the weir is nothing more than a precast box with a notch set out and it's cut a couple feet higher than the pipe so when you get the water collected by the site discharging into the junction box on the small flows, it goes into the pipe. But the pipe is sized that during big flows, the pipe can't handle it, it spills over and goes into the weir and goes into the bypass channel and goes over the stream itself, so it is hydraulically controlled.

MR. LANDER: It's still are retention basin. Did they just change the weir to water quality pond?

MR. SHAW: Purpose of the basin is that it collects the first flushing of storm water, first one half inch of rain that hits the project site. The idea is that when water hits a piece of ground, the first half inch it

scours the site, it takes the greases and oils off the road, takes the salt, takes the sediment off the lawns, takes the phosphorus and nitrates and the concentration of the pollutants in that first half inch of rain if you will is equivalent to raw sewage. So they want you to grab the first half inch of rain fill, put it into the pond, let the phosphorous and nitrates be taken up by the vegetation, let the sediments fall to the bottom, grease and oils rise to the top and the water that flows out of the pond is more pure or has less concentration of pollutants than would the water that goes into the pond, so it is strictly quality, it's not quantity.

MR. LANDER: Still a basin where you hold water. There is going to be four foot of water.

MR. PETRO: Four foot, right.

MR. LANDER: Is there going to be four foot of water in here?

MR. EDSALL: Yeah, shows four foot on the detail.

MR. PETRO: Who's maintaining this pond?

MR. SHAW: Well, the DEC, okay, this pond is a requirement of the DEC, I mean this is, pick a number, probably in the range of 30 to 40 grand, so it is not my client's idea to spend that kind of money. But because we're crossing this stream with a water main, we had to get a stream crossing permit from the DEC because this stream feeds Lake Washington, which is City of Newburgh water supply in order to cross the stream, we had to comply with the SPEDES Discharge Regulations which requires this pond. Now, from the DEC's point of view, they would like the town to take it, they feel that if there's any maintenance or problems with the pond, that the town is going to take care of it before a homeowner will.

MR. PETRO: Why not the association?

MR. SHAW: There is no association formed. Our proposal is to have the pond be the responsibility of

lot owner of lot number 2. It will be set in his deed that he will be obligated to maintain that pond. There is not a lot of maintenance.

MR. PETRO: What if he says no after he owns the property?

MR. LANDER: I will tell you right now I don't want to maintain it and the taxpayers of New Windsor don't want to maintain it.

MR. SHAW: DEC doesn't want to maintain it.

MR. LANDER: Well, only leaves you.

MR. PETRO: How are you going to resolve that?

MR. SHAW: The second issue, the only other way to address it and we prefer not to go that route is a drainage district. Again, these are not our rules, I'm just passing on to you what the DEC has put in writing and I have discussed this with Mark.

MR. PETRO: How are we supposed to vote on something without knowing who is going to maintain the pond?

MR. LUCAS: Got to be a covenant in the deed.

MR. PETRO: For lot number 2.

MR. SHAW: Yeah.

MR. KRIEGER: If the owner of lot number 2 doesn't want to do it then it goes for taxes. Can you imagine going to Orange County?

MR. SHAW: No, it doesn't go to taxes because it's part of lot number 2.

MR. PETRO: Can the town do whatever they need to do and bill or levy the tax on lot number 2, is that how it would work?

MR. SHAW: That could be done.

MR. PETRO: That is like a water bill, if you have tenants pay their water bill, the City of Newburgh doesn't care because what they do is levy it on your state and county taxes and then the owner pays it. They get paid regardless, so my point is the same way to do it here.

MR. KRIEGER: Mr. Chairman, if I may, it's very similar to a problem for a client that I represented from the Town of Newburgh Planning Board and although I don't as I sit here now remember the solution, I do remember it was incorporated in the agreement and I would be happy to dig that out and confer with Mr. Shaw.

MR. PETRO: Owner has some direction other than just--

MR. KRIEGER: And the agreement provided for sort of a maintenance by the lot owner but fall back provisions for easements for the town, if it isn't maintained, the town could maintain and charge back, not just lot number 2, but everybody who uses it. In other words, if it's drainage water from all these lots, then it isn't fair to, if the expense has to be made to maintain it, because all these other people are getting benefit.

MR. PETRO: Work something out with Mr. Shaw when the time comes, we have got to do a roll call. I want to know who's maintaining the pond, that is all, I don't care how it's done.

MR. ARGENIO: Mark, have you seen this somewhere else?

MR. EDSALL: Unfortunately, what Greg said is right, the DEC adopted these regulations and believe in good faith they are attempting to protect the environment but they created a wonderful piece of legislation that they threw on everybody's lap and said we're not going to tell you who is going to take care of the ponds, they said very clearly it's not going to be us. And Mike and I went down to a conference, I thought it was in White Plains, that the DEC held for municipal officials and I think George had us go down to listen to the affects of this law and there was no answer. They left it, they said either HOA's, drainage

districts or we prefer that the towns take them.

MR. PETRO: I'm trying to suggest that.

MR. EDSALL: The adjoining Town of Cornwall ran into the exact same problem with a subdivision with a rather large pond and it went on for quite a long time and they eventually ruled out the HOA, ruled out the drainage district because they are both very burdensome and we agreed because the town's piping discharged into the pond that they would maintain the piping and they would maintain the outlet structure and that all the remaining areas as far as mowing lawns the property owner had to take care of because a lot of times the structures scare off the homeowners and they ended up saying since our pipes connect to it we'll take care of have that and the structures but the physical grass and property we're not touching. It's kind of a happy medium. I don't know the solution.

MR. PETRO: Somebody come up with some ideas, but think of something because we're going to have a public hearing, I will be amazed if somebody doesn't say who's taking care of the ponds because of mosquitoes, we don't know but we're going to take a roll call anyway.

MR. SHAW: It's very ecologically sensitive.

MR. PETRO: The sewer connection that was from Moores Hill, Greg, over to the Red Maple Drive, is that completed, there was a sewer connection going to be made?

MR. SHAW: No, that has been eliminated. There's no need for a sewer connection. What we have done is we have raised the road of Red Maple Way and back pitched it into Section 1, so all of the waste water from this entire section 3, 4 and 5 will discharge to Riley Road. There's no lines going across private property over to Moores Hill Road.

MR. PETRO: There was discussion and that was a big ta-do.

MR. SHAW: Correct, we were not successful getting the

easement just going back to the water quality pond, it is a pond, it will have water permanently, it's not a retention basin which is a grass surface and only has water when it rains. It will have water all the time. It may vary due to evaporation but as Mr. Lander said, it's going to have four feet of water in it, it's designed, there's a bench on the side of it so if someone were to walk into the pond, it's only a foot deep, a foot and a half deep for ten feet then you'll be down to the four foot mark.

MR. PETRO: Contact Mr. Pullar in the form of a letter or conversation and show him the plan and maybe he doesn't, what Mark said, he doesn't have a problem with maintaining the inlet and outlet. It might be a minor thing, but if I have something here that is saying he's willing to do that and the town is willing to accept that responsibility, that's fine, I want to have something.

MR. SHAW: I agree and this was a problem three years ago when we talked about it and we have to get it resolved.

MR. ARGENIO: Mr. Shaw, have you proposed one of these environmentally sensitive ponds in another municipality in the area?

MR. SHAW: In other municipalities?

MR. ARGENIO: If so, I'm thinking how do they handle it?

MR. SHAW: It's a hot potato. Everybody just runs away from it. They'll tell you to form a district, or they'll go for an HOA, a very few towns want to jump in and increase the burden on their highway department and you should be seeing more of these. This kicks in not with a subdivision, it kicks in when you disturb over five acres.

MR. ARGENIO: DEC just changed the regulations.

MR. MONTANA: I'm Joseph Montana, I'm the applicant, I have two other projects both in Rockland County where

we have done the same thing and it's exactly what Mr. Edsall said, the town has the homeowner whose lot these ponds fall on is responsible for the grass and the aesthetic maintenance of the pond. The town exactly as Mark said is saying to us we're responsible for it, we have granted them an easement for the outlet structure and the inlet structure, we're not going to, they say to us that you have dedicated the roads to us and all this pipe but at this point, we stop and we won't maintain it from that point where the water discharges, and then again into the pond and then again discharges out of the pond. So they have done exactly that, we have granted an easement to them to maintain the inlet and the outlet structure only and basically, the bottom of the pond and I guess the only maintenance that ever exists in a case like that is possibly Greg could speak to this at some point, ten years from now taking some sedimentation out of the bottom of the pond, I don't know if that is accurate.

MR. EDSALL: It's something when we did Cornwall's, I know Ron's familiar with it cause it's on a project that he had done some work on over at Hidden Glen Subdivision, they actually had a detention basin that they changed to a pond and then we had them change the side slopes to get them about one on three slopes. The developer turned it into a beautiful pond that, you know, now is a plus for the property.

MR. MONTANA: In one of my projects that ended up becoming the most desirable lot in the project, it was sought after because of the pond and that is exactly what we did.

MR. EDSALL: That is why I brought up the question about the slopes because the need to put the fence in is resultant from this slopes into the pond.

MR. SHAW: That is part of it. The other part of it is we're really backed into a corner between the road system and the federal fresh water wetlands, okay. We can't take this pond and open it up and create a more aesthetic feature with it because in doing that we'll be in the federal wetlands and we can't exceed more than a third of an acre. So we basically have to

create this pond as opposed to this long wide flowing pond which would be a very nice site amenity.

MR. EDSALL: So that is why I was looking at the fence cause I was trying to look at how this can be made the best aesthetic feature and make it something positive.

MR. STENT: What Mr. Montana said is true, we're going to end up owning the road, we're going to end up owning all the pipes, it's all going to be dedicated.

MR. PETRO: He's got to get a letter and speak with the highway superintendent. Let's go on to something else.

MR. LANDER: Sidewalk I see on the details four foot wide.

MR. SHAW: Yes, according to your Town Code that will be on the inside of the road.

MR. LANDE: Or the outside, you have it on the outside.

MR. SHAW: Where I have it is this fashion on the fill side of the road for lack of a better term and that will continue all the way out to Riley Road and with respect to this upper loop called Hemlock Drive again it will be on the fill side of the road all right and there will be a transition and drop curbing where you cross over.

MR. PETRO: Mark, I'm reading your note number 4 back to note 3, I just want 3F first, Greg, just the plan includes several locations, wooded areas to remain, planning board to discuss the suitability of adding a note to the plans indicating this is not a subdivision restriction on future property owners, but rather reflects the general intent as to the areas of disturbance for the project developer. You can make that happen?

MR. SHAW: Very easily.

MR. PETRO: Number 4, the public hearing and the SEQRA, let's get back to that, first of all, you're making a pond here, that has got to have some impact on the DEC

was requiring that so I can understand partially that we don't need to do a new SEQRA determination but if I am going to order a new public hearing, we normally don't take action on the SEQRA process until after the public hearing because the homeowner can say I have this in my back yard.

MR. SHAW: But I believe the SEQRA determination was made before preliminary approval and what we're coming in for the public hearing is for final approval.

MR. EDSALL: Only reason you deal with SEQRA again is if there's any changes that would invalidate what you have already done because you have already closed the whole--

MR. PETRO: How about adding the pond?

MR. EDSALL: It's by state law and required by state law to protect. And that is not really, it doesn't make things worse in plain terms.

MR. SHAW: Road scheme hasn't changed, the only big change is the number of lots have dropped.

MR. LANDER: I'd rather have a public hearing.

MR. PETRO: I will poll the board.

MR. STENT: We can waive it, only reason is for the pond, I don't think it's necessary.

MR. ARGENIO: I agree with your line of thinking, both sides of your line of thinking and for the record, I think we can waive the public hearing.

MR. LUCAS: If the DEC supersedes anything we say and that pond's got to be there, I like the idea that the town maintains the inlet and the outlet, I don't, I wouldn't call for a public hearing.

MR. PETRO: My main reason for the public hearing again how many homes are built in Phase 1?

MR. SHAW: Eleven.

MR. EDSALL: If I could, I mean one of the problems I have seen this happen a lot where a Phase 1 or Phase 2 gets built and then you have a public hearing and most of the people that come in are the people from Phase 1 and Phase 2 talk about things that they maybe teed off that they don't like. But the bottom line is when you held the public hearing, the road layout from the last approval is identical and I went and checked to make sure that the lot configuration matched and that is cause I'd want to be updated myself, they all match. The only difference is that they lost lots as a result of slope over here, lot 18 they lost three lots in that corner and they lost I believe another 7 in the area of the pond so in effect, it's the identical layout with less lots. So there's nothing new to review with anyone. They may be new people and they may be new neighbors, but when they bought the lots, they saw an overall plan and nothing's changed, so I would think that if there's something on here that you believe is to the good of all the neighbors but not necessarily for the new people cause they saw this plan when they bought their lots.

MR. PETRO: Okay, what are you looking for, Greg?

MR. SHAW: What I wanted to accomplish tonight was twofold. One, was to have a discussion with the board about the project because we're going to be coming in shortly for final approval and there is a learning curve between us as to where we stand with the drawings or what information has to be generated, such as with the pond. The other issue is whether or not there is going to be a public hearing. If there was, I would ask that it be held in May. I'm not suggesting that there be one, I'm just saying I didn't want to wait another month to broach this subject.

MR. PETRO: How about other aspects of the plan, there is quite a few notes that Mark had written down, but I don't see anything you can't take care of with something added to the plan.

MR. EDSALL: Lot of them are procedural things that Greg and I have to look at.

MR. PETRO: How about landscaping and topo, anything of any major concerns that we need to give any direction on?

MR. EDSALL: No, I went back in the file and I had made a number of comments relative to concerns about grading along the sides of the road which was a problem on the initial phases that it really wasn't handled, I believe well enough on the design plans. Greg took note of all the things asked to be resolved, that is why you have 21 pages of drawings.

MR. PETRO: How about the cul-de-sacs, any temporary?

MR. SHAW: Two temporaries are going to be removed, you'll see them dashed.

MR. EDSALL: Again, my comments was to get the description so we can do the abandonment quickly and not get hung up.

MR. LUCAS: Town water and sewer?

MR. SHAW: Yes.

MR. LUCAS: New water district?

MR. SHAW: Correct.

MR. LUCAS: Water line comes in from where?

MR. SHAW: Riley Road. These lots will have them right now these lines on Red Maple and Old Hemlock are not active but they will be shortly.

MR. PETRO: Do you have a storm water management plan for during construction?

MR. SHAW: Soil erosion sediment control, they are the last four sheets of the drawings.

MR. PETRO: I'm curious if you know on Windsor Crest during construction with the phases this was as the sediment came down, all the catch basins were three

inches above the pavement, so naturally, no water went in because the top coat had to be put down, is that being handled here?

MR. SHAW: Right.

MR. PETRO: Then let me ask you this, has it been addressed?

MR. SHAW: I believe it has been but there's an implementation schedule for each phase which describes what has to be done and again, this soil erosion sediment control is also approved by the DEC that was part of the package to get the permit.

MR. PETRO: As long as it's been addressed, I just didn't want 15 phone calls from over there.

MR. LANDER: That is cause the water wasn't getting to the catch basin.

MR. PETRO: I can understand the buildings were not done yet.

MR. LANDER: In the meantime, everybody else is getting flooded out and the water is running across 32.

MR. STENT: Determination remains valid, I think the majority don't see a reason for it.

MR. PETRO: What Ed says is a hundred percent correct so, your answer is we're not going to require a public hearing, it's basically, you know, I can see both sides of it anyway, so I can flip flop anyway, if they have seen the exact plan, I can see both arguments. Anything else? I think you should take Mark's sheet, take care of the procedural notes and I don't see anything else that we can inform you on right now. Any other questions?

MR. EDSALL: I have got one in here that is an open item. Again, I was trying to take the same approach in getting as many things resolved tonight as we could. Comment 5, the New York City Department of Environmental Protection Office of Water Supply Lands

sent a letter to fella named Jim Petro, the Chairman back in 22nd March, 1994, they are interested in protecting the properties to the south of lots 11, 12 and 13 with a fence and I couldn't find other than some notes that said something about a 6 foot fence, I wanted to see if anybody from the board remembered I just wanted to make sure if you wanted it, Greg adds it to the plan, if you think it's an unreasonable request from the City Office of Water Supply Lands then fine, I just don't want to have it as an open item.

MR. PETRO: I don't think it's unreasonable, I don't remember it being 6 foot.

MR. EDSALL: They wanted 7, they wanted 7 and I thought there was some discussion about not meeting the code with 7, so I saw a note about 6.

MR. MONTANA: Our only argument was that it is a fence that you can walk around, so what good does it do?

MR. PETRO: I remember that now.

MR. MONTANA: It doesn't make a lot of sense from our point of view to put up a fence that you can walk around.

MR. SHAW: It's truly a waste of money.

MR. STENT: What was the intent of the letter?

MR. EDSALL: They asked to protect the lands of the aqueduct and I agree a hundred percent.

MR. BABCOCK: Their aqueduct fence is deteriorated, they don't want to put up a new one so every time there's a developer that comes in and has a public hearing--

MR. PETRO: Did they request us or demand it?

MR. EDSALL: They just requested your consideration for what they said a 7 foot high substantial chain link fence.

April 22, 1998

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MR. PETRO: But it's not connected to anything. That is ridiculous.

MR. EDSALL: As long as now it's an issue that has been taken care of.

MR. SHAW: Thank you, gentlemen.



**McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.**

RICHARD D. McGOEY, P.E.
WILLIAM J. HAUSER, P.E.
MARK J. EDSALL, P.E.
JAMES M. FARR, P.E.

Licensed in NEW YORK, NEW JERSEY
and PENNSYLVANIA

**TOWN OF NEW WINDSOR
PLANNING BOARD
REVIEW COMMENTS**

- ☐ **Main Office**
45 Quassaick Ave. (Route 9W)
New Windsor, New York 12553
(914) 562-8640
e-mail: mheny@att.net
- ☐ **Regional Office**
507 Broad Street
Milford, Pennsylvania 18337
(717) 296-2765
e-mail: mhepa@ptd.net



REVIEW NAME: WINDSOR WOODS MAJOR SUBDIVISION
SECTIONS 3, 4 AND 5

PROJECT LOCATION: OFF RILEY ROAD AND MOORES HILL ROAD
SECTION 32-BLOCK 2-LOT 103

PROJECT NUMBER: 94-1

DATE: 22 APRIL 1998

DESCRIPTION: THIS APPLICATION PROVIDES PLANS, PROFILES AND
DETAILS FOR THE LAST THREE (3) SECTIONS OF THE
MAJOR SUBDIVISION, TO CREATE A TOTAL OF TWENTY
EIGHT (28) SINGLE-FAMILY RESIDENTIAL LOTS FROM
THE REMAINING 32.1 +/- ACRES.

1. The property is located within the R-3 Zoning District of the Town. The "required" bulk information shown on Sheet 21 is correct for the zone and use group. Each of the lots would appear to comply with the minimum bulk requirements, although the area table on Sheet 21 should include both gross and net areas to verify compliance (no problems are anticipated as the lots most effected by wetlands are the larger lots).
2. The plans submitted are very complete and include detailed grading plans, utility plans, roadway profiles, utility profiles, erosion/sediment control plans and various details. It is my understanding that the Applicant is currently in the process of obtaining final approvals from the Orange County Department of Health and the New York State Department of Environmental Conservation in connection with the improvements for this subdivision.

This subdivision previously received overall preliminary approval from the Planning Board and will seek final approval on a sectional basis. The subdivision is nearly identical to the plan which received preliminary approval, with the exception of the removal of the connector roadway to Moores Hill Road, the addition of the water quality pond, and the decrease in the number of lots by ten (10).

**TOWN OF NEW WINDSOR
PLANNING BOARD
REVIEW COMMENTS
PAGE 2**

REVIEW NAME: WINDSOR WOODS MAJOR SUBDIVISION
SECTIONS 3, 4 AND 5
PROJECT LOCATION: OFF RILEY ROAD AND MOORES HILL ROAD
SECTION 32-BLOCK 2-LOT 103
PROJECT NUMBER: 94-1
DATE: 22 APRIL 1998

3. In reviewing the plans, I have some general comments which should be addressed before final approval of any subsequent phases. These comments are as follows:
- a. The disposition of the water quality pond relative to ownership and maintenance should be discussed. In a review of the pond, the side slopes and chain link fence should be discussed.
 - b. The timing for the installation of the curbs and sidewalks within previously approved Phases 1 and 2 should be discussed. It is recommended that these be included in the Phase 3 bond and be an obligation of that phase.
 - c. The Planning Board should discuss, with the Applicant, the extent of wetlands disturbance and fill proposed as part of the remaining phases of the subdivision. (see SEQRA comment below).
 - d. The Applicant/Developer should be aware of the provisions of Section A60-20 of the Town Street Specifications which may require the installation of subdrainage within the limits of the roadway right-of-way to protect the stability of the road bed, curb or sidewalk areas. This subdrainage is regularly identified during construction as to the need for same.
 - e. As part of the descriptions for the dedications of Phase III and IV, the Applicant should include the necessary descriptions for abandonment of the existing temporary cul-de-sacs. This abandonment should be coordinated with the Town Attorney and Town Board.
 - f. The plans include, in several locations, notations "wooded area to remain". The Planning Board should discuss the suitability of adding a note to the plans which indicates that this is not a subdivision restriction on future property owners, but rather reflects the general intent as to the areas of disturbance for the project developer.

**TOWN OF NEW WINDSOR
PLANNING BOARD
REVIEW COMMENTS
PAGE 3**

REVIEW NAME: WINDSOR WOODS MAJOR SUBDIVISION
SECTIONS 3, 4 AND 5
PROJECT LOCATION: OFF RILEY ROAD AND MOORES HILL ROAD
SECTION 32-BLOCK 2-LOT 103
PROJECT NUMBER: 94-1
DATE: 22 APRIL 1998

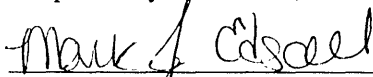
4. The Planning Board previously assumed the position of Lead Agency and adopted a Negative Declaration of Significance for the overall project. This action occurred following the Public Hearing held on 23 March 1994.

For continuity and record purposes, I suggest the Board discuss the necessity of an additional Public Hearing given the timeframe between the previous approval and this resubmission, and in addition, discuss whether the previous SEQRA determination remains valid.

Based on my review of the file information, it is my opinion that the subdivision is substantially similar to the previous plans reviewed at Public Hearings and no new significant environmental issues have been identified which would negate the validity of the previous SEQRA determination. In line with same, I believe the Board could determine that no additional Public Hearing is necessary and the SEQRA determination remains valid.

5. In a letter to the Planning Board Chairman dated 22 March 1994, the New York City Department of Environmental Protection, Office of Water Supply Lands, requested the installation of a "substantial chainlink fence" along the City's property line separating lots 35 and 36 (now 11, 12 and 13) with the City lands. I found notes reference to the installation of a 6' fence from the 23 March 1994 meeting. The requirements of the Board should be verified.
6. In general, I see no problem with the subdivision as proposed on the drawings submitted. I have some minor technical issues to review with the design engineer, which I will do following this meeting. If the Board has any additional concerns identified during this meeting, I will be pleased to review same and work toward a solution with the project engineer, such that the plans can be brought to a form appropriate for final stamp of approval following the outside agency approvals.

Respectfully submitted,



Mark J. Edsall, P.E.

Planning Board Engineer

MJEmk

A:WINDWOOD.mk

RESULTS OF P.B. MEETING OF : April 22, 1998

PROJECT: Windsor Woods **P.B.#** 94-1

LEAD AGENCY:

NEGATIVE DEC:

1. **AUTHORIZE COORD LETTER:** Y__ N__

M)__ S)__ VOTE: A__ N__

2. **TAKE LEAD AGENCY:** Y__ N__

CARRIED: YES__ NO__

M)__ S)__ VOTE: A__ N__

CARRIED: YES__ NO__

WAIVE PUBLIC HEARING: M)__ S)__ VOTE: A__ N__ **WAIVED:** Y__ N__

SCHEDULE P.H. Y__ N__

SEND TO O.C. PLANNING: Y__

SEND TO DEPT. OF TRANSPORTATION: Y__

REFER TO Z.B.A.: M)__ S)__ VOTE: A__ N__

RETURN TO WORK SHOP: YES__ NO__

APPROVAL:

M)__ S)__ VOTE: A__ N__ **APPROVED:** _____

M)__ S)__ VOTE: A__ N__ **APPROVED CONDITIONALLY:** _____

NEED NEW PLANS: Y__ N__

DISCUSSION/APPROVAL CONDITIONS:

<i>Need Health Dept Approval</i>
<i>Andy to find agreement for pond & confer w/ Shaw</i>
<i>Shaw to speak to Hwy Supt. re: maintenance of pond</i>
<i>Add Note 3 F of mark's comments of 4-22-98</i>

TRB

ORANGE COUNTY DEPARTMENT OF HEALTH
Division of Environmental Health

CERTIFICATE OF APPROVAL OF REALTY SUBDIVISION PLANS

TO: Windsor Woods, Inc.
169 Burd St.
Nyack, NY 10960

The Orange County Department of Health certifies that a realty subdivision map entitled Windsor Woods Subdivision - Sections 3, 4 & 5, dated July 5, 1995, latest revision April 15, 1998, located in the Town of New Windsor showing plans for providing satisfactory and adequate water supply and sewage facilities for said subdivision have been filed with and approved by the Department on this date pursuant to Article II of the Public Health Law.

The following information was furnished in the application for approval of plans:

Total area: 32.14 acres Number of lots: 28

Water supply: T. New Windsor Water System

Sewage disposal: T. New Windsor Sewer System

The owner intends to build on some lots and sell other lots without buildings.

Approval of the proposed water supply and sewage facilities is granted subject to the following conditions:

1. THAT the proposed facilities are installed in conformity with said plans.
2. THAT no lot or remaining lands shall be subdivided without plans for such resubdivision being filed with and approved by the Orange County Department of Health.
3. THAT the purchaser of a lot sold without water supply and/or sewage disposal facilities installed thereon will be furnished with a reproduction of the approved plans and shall be notified of the necessity of installing such facilities in accordance with the approved plans.
4. THAT the purchaser of a lot sold with water supply and/or sewage disposal facilities installed thereon will be furnished with a reproduction of the approved plans and an accurate as-built plan depicting all installed sanitary facilities.
5. THAT plan approval is limited to 5 years. Time extensions for plan approval may be granted by the Orange County Department of Health based upon development facts and the realty subdivision regulations in effect at that time. A new plan submission may be required to obtain a time extension.
6. THAT the approved plans must be filed with the Orange County Clerk prior to offering lots for sale and within 90 days of the date of plan approval.

May 6, 1998
Date


M.J. Schleifer, P.E.
Assistant Commissioner



1763

TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK 12553

NEW WINDSOR PLANNING BOARD REVIEW FORM

TO: FIRE INSPECTOR, D.O.T., WATER, SEWER, HIGHWAY

PLEASE RETURN COMPLETED FORM TO:

MYRA MASON, SECRETARY FOR THE PLANNING BOARD

PLANNING BOARD FILE NUMBER: 94 - 1

DATE PLAN RECEIVED: RECEIVED APR 17 1998

RECEIVED

APR 20 1998

N.W. HIGHWAY DEPT.

The maps and plans for the Site Approval ✓
Subdivision _____ as submitted by _____
_____ for the building or subdivision of _____
_____ has been
reviewed by me and is approved ✓,
disapproved _____.

If disapproved, please list reason _____

W. James Sullivan 4/22/98
HIGHWAY SUPERINTENDENT DATE

WATER SUPERINTENDENT DATE

SANITARY SUPERINTENDENT DATE



Town of New Windsor

555 Union Avenue
New Windsor, New York 12553
Telephone: (914) 563-4631
Fax: (914) 563-4693

Assessors Office

April 14, 1998

Mr. Gregory J. Shaw
744 Broadway
Newburgh, NY 12550

RE: 32-2-106 & 32-2-107

Dear Mr. Shaw:

According to our records, the attached list of property owners for the above parcels are abutting and across any street.

The charge for this service is \$45.00, minus your deposit of \$25.00.

Please remit the balance of \$20.00 to the Town Clerk's office.

Sincerely,

Leslie Cook
Sole Assessor

/cad
Attachments

CC: Myra Mason, PB

Purdy, Dale A., Frank W., Scott E., Dean D., Ronald F.
109 Moores Hill Rd.
New Windsor, NY 12553

McQuiston, Linda J.
99 Moores Hill Rd.
New Windsor, NY 12553

Breitenbach, Karen
85 Moores Hill Rd.
New Windsor, NY 12553

Molloy, Thomas J. & Gina A.
75 Moores Hill Rd.
New Windsor, NY 12553

Petzold, Edith I. & Orzechowski, Alida E.
67 Moores Hill Rd.
New Windsor, NY 12553

Raiani, Philip & Guiomar P.
PO Box 322
Hillsdale, NJ 07642

Wilson, Louise C.
515 Riley Rd.
New Windsor, NY 12553

Temple, Richard H. & Linda A.
2020 E. Inverness Ave.
Mesa, AZ 85204

Arthur W. Sherman
8501 Lincoln Blvd.
Los Angeles, CA 90045

New York City Dept. of E P
c/o City of New York Dep. Bureau of Water Supply OWSL
465 Columbus Ave., Suite 350
Valhalla, NY 10595

Newburgh Water Supply
City Comptroller, City Hall
Newburgh, NY 12550

Berwich, Gary & Marguerite
16 Red Maple Way
New Windsor, NY 12553

McQuade Sean & Maureen
10 Red Maple Way
New Windsor, NY 12553

Ayala, Benjamin & Victoria
8 Red Maple Way
New Windsor, NY 12553

Patrick, Jerry Michael & Glenda Lee
5 Old Hemlock Dr.
New Windsor, NY 12553

Heredia, Manuel P. Jr. & Theresa
9 Old Hemlock Dr.
New Windsor, NY 12553

Schlappich, Thomas & Jane
17 Old Hemlock Dr.
New Windsor, NY 12553

Digiugno, Andrew Jr. & Suzie
18 Old Hemlock Dr.
New Windsor, NY 12553

McEwen, Thomas M. & Schuster Jill
12 Old Hemlock Dr.
New Windsor, NY 12553

Scheuermann, Jeffrey & Margaret
PO Box 4715
New Windsor, NY 12553

Serese, Frank & Carol F.
19 Red Maple Way
New Windsor, NY 12553

Moores Hill Estates Inc.
c/o Jacob Deutsch
1 Kennedy Court
Monroe, NY 10950

Svitak, Francis J. & Jeanette
100 Moores Hill Rd.
New Windsor, NY 12553

DISCUSSION

WINDSOR WOODS

MR. EDSALL: Quite a while ago, probably two meetings, I guess we received a letter from Greg Shaw in connection with a request for determination under the street specifications for a waiver for curbs and sidewalks for the Windsor Woods subdivision, also known as Blossom Heights at one time.

MR. BABCOCK: Off Riley Road.

MR. LANDER: Existing now is swales.

MR. EDSALL: Existing, now they have the roadway with finished swales but there were some problems with that construction.

MR. LANDER: Are they above five percent grade on that or seven percent?

MR. EDSALL: In some areas, they might be as you go up the hill on the road to the left. Well, the point being is I'm going to let you know that my recommendation is going to be in any of these areas where you have drainage you're trying to collect and get into a system is to have curbs, it just makes it much easier to collect the drainage, makes it easier to pave the road properly and especially given some of the hilly areas that we have out in this subdivision, sidewalks become another issue.

MR. PETRO: Curbs also direct drainage really into the catch basins. Without them, it's very difficult, even with a swale, if you get a heavy rain, it goes over the swale. So I think the curbs are a good idea.

MR. STENT: How was this subdivision approved?

MR. EDSALL: Well, the problem was this subdivision originally was approved overall preliminary before the road spec changed and now they are coming back in with new subdivision plans for final so they are subject to the new law.

MR. LANDER: Well, you have my vote, I want curbs and--

MR. PETRO: I agree with Ron, that is the way to go with this one.

MR. LUCAS: Me too.

MR. STENT: I like curbs.

MR. PETRO: Sidewalks, Mark?

MR. EDSALL: I think the sidewalks is more of a discussion, if you think obviously there's no way that these sidewalks are going to lead to anywhere so that discussion is kind of over with already before it started. The only question comes down to is that there's a philosophy that when you get to a certain subdivision, the sidewalks tend to become connectors within the subdivision.

MR. PETRO: The internal movement.

MR. EDSALL: Kids, they go from house to house, the kids aren't out running on the streets, which is sometimes dangerous. So you have to decide if you think this subdivision is of the threshold where there's going to be enough community organization to make it almost like its own little community where there's going to be that traffic.

MR. KRIEGER: If I may, just a personal observation, I was, I had occasion not too long ago to be in the Butterhill subdivision during a day on a Saturday and it did occur to me the very thought that I wish there had been sidewalks there because a subdivision like that, where there are a lot of families, the kids were outside perfectly understandable but they were all over the road which made driving a hazardous condition. And in some cases, they actually had street hockey going on, which is, again, as far as I'm concerned, that is wonderful, but the point is that it's a dangerous situation for occasional drivers.

MR. PETRO: How about the sidewalks on one side of the

road, would that suffice or do you think--

MR. EDSALL: Yeah, as a matter of fact, it cuts down the length if you have an inside loop. Answer another question, there is 34 lots proposed in the three remaining sections, it looks like there is 11 existing lots, you're looking at 45 total lots from what I can gather, looking at the plan, maybe the answer is to just create a way but both sides would be kind of ridiculous.

MR. BABCOCK: What's he asking for, Mark?

MR. EDSALL: He's asking for a total waiver.

MR. ARGENIO: All concrete?

MR. BABCOCK: What's he required to do?

MR. EDSALL: Right now, by law, unless the town board grants a waiver, he has to put inside walks on both sides and curbs in the subdivision.

MR. BABCOCK: Then what happens here is that he has a partial subdivision that does not have curbs or sidewalks, what happens if, can the board say to him that they would accept sidewalks on one side of the street with curbs and also maybe bring the sidewalks and curbs into the existing section that is there now so it would be, you know, you have a partial subdivision?

MR. EDSALL: It's a tradeoff, in other words, yeah, you think overall that would be a reasonable--

MR. BABCOCK: And bring the sidewalks and curbs right out to Riley Road.

MR. EDSALL: Or at least curbs. Again, the theory being that the sidewalks can't lead to anywhere, so the first stretch of sidewalk would lead you out to Riley Road, so you can walk to the street.

MR. BABCOCK: Kids still have to go to the bus out there.

MR. EDSALL: That's true, if the bus doesn't come to the loop, they are going to have to walk out there.

MR. PETRO: One side out of Riley Road is a good idea, I see it at Washington Green, it's nice people, use it.

MR. EDSALL: I'm not a person who really likes to inflate the cost of construction but, you know something ten years from now, there's going to be people saying why didn't the town put it in and they are going to be petition the town to pay for it.

MR. ARGENIO: You say it's an issue the town board will vote on so our function right now is to discuss how we feel as a board to make a recommendation as a board to the town board?

MR. EDSALL: Exactly. The way the law reads the town board is waiting for a recommendation from me and from the board and I can tell you my recommendation and it's in the minutes you really should have curbs. Sidewalks, I agree with Andy, for this size subdivision probably would be a beneficial item.

MR. BABCOCK: On one side.

MR. EDSALL: On one side and I do think if you can reach an agreement where where they say fine, we'll waive the second sidewalk but we'd like to have you finish the first portion of the job, bring that up to spec.

MR. BABCOCK: So it is all consistent.

MR. EDSALL: And I think it will help the subdivision.

MR. PETRO: Are we all in agreement with that?

MR. LANDER: Yeah, Mark, what is the width of that road now, do you know off the top of your head?

MR. EDSALL: No, because this subdivision as well as one or two other ones, one including Rock Tavern, which is a little bit more rural were the reason why we

March 11, 1998

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pushed to get the road specs upgraded because what was happening was the specs that were in the law were terrible. So everybody was building something on their own and Mr. Fayo was getting a road that was better than what was in the law but necessarily wasn't consistent from one job to the next. So now, it's across the board, it's clearly what is called for, I don't know what it is, I think it's 30 foot paved road plus the swale, so effectively, the curbs would just replace the swales and you backfill them.

New York State Department of Environmental Conservation
Division of Regulatory Affairs
21 South Putt Corners Rd., New Paltz, NY 12561-1696
Telephone: (914) 256-3000



Langdon Marsh
Commissioner

February 24, 1995

ATTN SAM SILVERMAN
WINDSOR WOODS INC
100 SOUTH BROADWAY
NYACK NY 10960

DEC #: 3-3348-00157/00001-0
OPRHP #: 95PR0259
PROGRAM ID #: H89-2-P225-1-2 Outlet to Silver Stream Reservoir (Class A)
PROJECT: WINDSOR WOODS SUBDIVISION SECTION 3, 4 & 5
LOCATION: TOWN OF NEW WINDSOR, ORANGE COUNTY

Dear Mr. Silverman:

Based on our consultation with NYS Office of Parks, Recreation and Historic Preservative (OPRHP), it has been determined that no further archeological investigation be conducted at the above project site under the State Historic Preservation Act. This determination agrees with the recommendation in the Stage I Survey for Windsor Woods Subdivision, prepared by Joseph E. Diamond, dated July 5, 1994.

Mr. James Warren, Program Analyst at OPRHP, has requested that you submit additional photographs and a location map of the following: (1) the Moore residence and (2) what appears to be a water pumping station that is visible in photo 1 of Mr. Diamond's report.

You may contact Mr. Warren (518/237-8643, ext 280) directly if you have any questions or comments regarding the above request. The requested information may be sent directly to Mr. Warren, at Peebles Island P O Box 189, Waterford NY 12188-0189, with a copy of the transmittal to me. Please include the DEC ID# noted above on all correspondence and documents sent to the Department and be sure to contact me at (914) 256-3040 if you have any questions.

Sincerely,

Ruth D. Bean
Division of Regulatory Affairs

RDB:Windsor.Inc
Enclosures

cc: J Warren, OPRHP
Town of New Windsor Planning Board
G Shaw, Shaw Engineering
J Diamond

2/28/95 CW C.C. M.E.

WINDSOR WOODS

MR. EDSALL: Second one involves Windsor Woods. They got a question. As you recall, the board eliminated or agreed to eliminate the cross-connection to Moores Hill from the subdivision but were going to maintain the requirement that they install a dead-end dry water main for the town's benefit so that can be looped in with any improvements on the water main on Moores Hill. What they want to do is they want to have that water main piece part of Section 5, which is the last section because that allows them to continue to work now without having to apply for the stream crossing permit which in my mind, it's reasonable because we're not going to use it anyway and I suggested that we include a requirement that they have to make the applications by the time they ask for Section 4 approval and they have to have the approvals in place.

MR. VANLEEUEWEN: How many sections did we approve?

MR. EDSALL: It's five sections.

MR. VAN LEEUEWEN: I don't want to leave it to the last.

MR. EDSALL: They have to apply by the fourth and would have to be part of the bonding requirements of the fifth because you're still not going to have the water main until the fifth section.

MR. DUBALDI: How many units in the fifth section?

MR. STENT: Did they post, do they have to post a bond for the total cost?

MR. EDSALL: What I am suggesting you do is you're going to get public improvements bonds for everything that goes in any way what I am suggesting you get that as part of the section.

MR. VAN LEEUEWEN: I'd like to see it as section four. We're having a big problem at Plum Point, I understand it's been resolved. Well, it's in one of the last sections of approval, now they want to tear the building down. The reason why we gave certain

allowances in the streets and roads and everything else, even though private roads we didn't make full compliance because we wanted them to have some money to fix up the big building.

MR. PETRO: Now they are keeping it.

MR. VAN LEEUWEN: That is why I don't like to keep anything towards the last.

MR. PETRO: Any problem with them bonding in section four?

MR. EDSALL: The problem doesn't come up with the bonding, their problem is that they have to get another DEC permit to get the approval for that.

MR. VAN LEEUWEN: As long as it's bonded at the fourth section, no problem.

MR. STENT: Should be bonded 50 percent of the construction?

MR. EDSALL: No, no, it's a hundred percent. The reason they came to me, they are looking to keep this moving, they are looking to coordinate with the SEQRA reviews and they either have to apply for the stream crossing permit or later, if they do it now, it stops everything. If they do it later--

MR. STENT: I have no problem.

MR. EDSALL: We can tell them they have to have it bonded and the application's in place and applied for by Section four.

MR. STENT: A hundred percent of it so we can call the bond and complete the job if they don't do it.



DEPARTMENT OF HEALTH

Maxcy J. Smith, M.D.
Acting Commissioner of Health
124 Main Street
Goshen, New York 10924-2199
TEL (914) 294-7961

Joseph G. Rampe
County Executive

MAY 31 1995

May 30, 1995

Town of New Windsor
555 Union Ave.
New Windsor, NY 12553

Re:
Approval of plans &
specifications for:
W.M. Ext. to serve
Windsor Woods
T. New Windsor

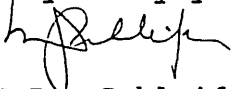
Dear Supervisor & Town Board:

We have this day approved the plans and specifications submitted by Shaw Engineering, P.C., for the above mentioned project.

Application for this project was duly made by you and received in this office on June 13, 1994.

We are enclosing a Certificate of Approval. A copy of the approved plans and specifications is being retained in our files and the remaining sets are being returned to your engineer.

Very truly yours,


M.J. Schleifer, P.E.
Assistant Commissioner

MJS/aje

cc: Engineer
O.C. Planning Dept.
File

enc.

cc: J. Petros
J. Egitta

Approval of Plans for Public Water Supply Improvement

This approval is issued under the provisions of 10 NYCRR, Part 5:

1. Applicant T. NEW WINDSOR	2. Location of Works (C, V, T) T. NEW WINDSOR	3. County ORANGE	4. Water District (Specific Area Served) WINDSOR WOODS
5. Type of Project			
<input type="checkbox"/> 1 Source	<input type="checkbox"/> 3 Pumping Units	<input type="checkbox"/> 5 Fluoridation	<input checked="" type="checkbox"/> 7 Distribution
<input type="checkbox"/> 2 Transmission	<input type="checkbox"/> 4 Chlorination	<input type="checkbox"/> 6 Other Treatment	<input type="checkbox"/> 8 Storage
<input type="checkbox"/> 9 Other			
Remarks: WATER MAIN EXTENSION TO SERVE WINDSOR WOODS SUBDIVISION			

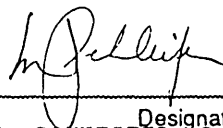
By initiating improvement of the approved supply, the applicant accepts and agrees to abide by and conform with the following:

- THAT the proposed works be constructed in complete conformity with the plans and specifications approved this day or approved amendments thereto.
- THAT the proposed works not be placed into operation until such time as a Completed Works Approval is issued in accordance with Part 5 of the New York State Sanitary Code.

ISSUED FOR THE STATE COMMISSIONER OF HEALTH

MAY 30, 1995

Date



, P.E.

Designated Representative
M.J. SCHAEFFER, P.E., ASSISTANT COMMISSIONER
O.C. DEPT. OF ENV. HEALTH
124 MAIN ST., GOSHEN, NY 10924

Name and Title (print)

Distribution: White — Applicant

Pink — Central Office (BPWS)

Yellow — File (LHO or DHO)

Blue — Other

General

6. Type of Ownership		<input type="checkbox"/> 68 Private - Other	<input type="checkbox"/> 1 Authority	<input type="checkbox"/> 30 Interstate
<input checked="" type="checkbox"/> Municipal	<input type="checkbox"/> Commercial	<input type="checkbox"/> Private - Institutional	<input type="checkbox"/> 19 Federal	<input type="checkbox"/> 40 International
<input type="checkbox"/> Industrial	<input type="checkbox"/> 9 Water Works Corp.	<input type="checkbox"/> 26 Board of Education	<input type="checkbox"/> 20 State	<input type="checkbox"/> 18 Indian Reservation
7. Estimated Total Cost 125,000		8. Population Served 136		9. Drainage Basin MOODNA
10. Federal Aid Involved? <input type="checkbox"/> 1 Yes <input checked="" type="checkbox"/> 2 No		11. WSA Project? <input type="checkbox"/> 1 Yes <input checked="" type="checkbox"/> 2 No		

Source N/A

12. <input type="checkbox"/> Surface Name _____ Class _____ <input type="checkbox"/> Ground Name _____ Class _____		13. Est. Source Development Cost
14. Safe yield GPD	15. Description	

Treatment N/A

16. Type of Treatment			
<input type="checkbox"/> 1 Aeration	<input type="checkbox"/> 4 Sedimentation	<input type="checkbox"/> 7 Iron Removal	<input type="checkbox"/> 10 Softening
<input type="checkbox"/> 2 Microstrainers	<input type="checkbox"/> 5 Clarifiers	<input type="checkbox"/> 8 Chlorination	<input type="checkbox"/> 11 Corrosion Control
<input type="checkbox"/> 3 Mixing	<input type="checkbox"/> 6 Filtration	<input type="checkbox"/> 9 Fluoridation	<input type="checkbox"/> 12 Other
17. Name of Treatment Works	18. Max. Treatment Capacity GPD	19. Grade of Plant Operator Req.	20. Est. Cost
21. Description			

Distribution

22. Type of Project N/A		23. Type of Storage N/A		24. Est. Distribution Cost
<input type="checkbox"/> 1 Cross Connection	<input type="checkbox"/> 3 Transmission	Elevated _____ Gals.		125,000
<input type="checkbox"/> 2 Interconnection	<input type="checkbox"/> 4 Fire Pump C1 ₂	Underground _____ Gals.		
25. Anticipated Distribution System Demand: Avg. 13,600 GPD Max. 27,200 GPD				26. Designed for fire flow? <input checked="" type="checkbox"/> 1 Yes <input type="checkbox"/> 2 No
27. Description APPROXIMATELY 2,733 L.F. OF 8" D.I. WATER DISTRIBUTION MAIN INCLUDING HYDRANTS AND TWO INTERCONNECTIONS WITH THE EXISTING DISTRIBUTION SYSTEM.				

MEMORANDUM

TO: GEORGE J. MEYERS, SUPERVISOR

FROM: RICHARD D. MC GOEY, P.E.,
ENGINEER FOR THE TOWN

DATE: JULY 11, 1995

SUBJECT: WINDSOR WOOD SUBDIVISION - SECTIONS 3,4, & 5
SANITARY SEWER SYSTEM
NYSDEC APPLICATION

Dear George:

Per the request of Shaw Engineering dated 28 June, 1995, the undersigned of our office performed a review of the plans, specifications and engineering report dated 26 June, 1995 for subject project. In line with our review and your need to sign the application for approval for the wastewater disposal system, please be advised of the following:

The plan, specifications and engineering report dated 26 June, 1995 appear to be in satisfactory condition for acceptance.

In regard to the agreement for Windsor Woods (Blossom Heights) to utilize Majestic Sewer District sewage capacity, the engineering report contains a letter from NYSDEC dated 12 November, 1993 approving the reallocation of 12,400 gallons per day of sewage capacity for the then Blossom Heights Subdivision. Based on the flows represented in the engineering report, under Section V, there appears to be sufficient capacity to service this project.

On the basis of the above, it would be our recommendation that you sign the application for approval of the plans for NYSDEC as enclosed. We would request that you return one (1) copy to our office along with the plans, specifications and engineering report for filing.

If you should have any questions in regard to the above, please contact our office.

Richard D. McGoey, P.E.
Richard D. McGoey, P.E.,
Engineer for the Town

RDM:mlm

cc: James R. Petro, Jr. - P.B. Chairman✓
Mark Edsall, P.E. - P.B. Engineer
Greg Shaw, P.E. - Project Engineer



1763

TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK 12553

August 15, 1995

Shaw Engineering
P.O. Box 2569
Newburgh, NY 12550

ATTENTION: GREG SHAW, P.E.

SUBJECT: WINDSOR WOODS SUBDIVISION (FORMERLY BLOSSOM HTS.)
WATER MAIN EXTENSION

Dear Greg:

As a follow-up to our conversation recently in regard to the need to increase the size of the water main to be installed by your client from a 12" diameter to a 16" diameter water main, we offer the following for your consideration:

The Town of New Windsor has recently been authorized to install a new water main along Rt. 207 from Silver Stream Road to Bivona Lane to solve a water contamination problem at the Silver Stream Mobile Home Park. If the Town were to cross Rt. 207 and go up Moores Hill Road to the intersection of Riley Road and, then, along Brown's Road back out to Rt. 207 in lieu of paralleling Rt. 207, we could potentially save your client from installing approximately 700 l.f. of water main, committed as part of the approval for the Windsor Wood Subdivision.

We further understand, that your client has some concern for paying for the increase in cost between the 12" main and the 16" main which is needed to properly serve the needs of the Town of New Windsor. We estimate that the cost increase between the 12" main and the 16" main would approximate \$21,000.00. The cost savings that would result from the Town installing the water main along Rt. 207 and Moores Hill Road, totalling approximately 700 l.f., would equal approximately \$65,000.00. Therefore, you client would realize a substantial cost savings and, in return, the Town would have the benefit of a 16" main along Riley Road from Moores Hill Road to the Windsor Woods Subdivision entrance.

We would appreciate your discussing the above with your client and their willingness to install the 16" main in lieu of the 12" main without cost to the Town of New Windsor and, if acceptable, make the necessary revisions on the off-site water main improvements.

Thank you for your anticipated cooperation in this matter and if you should have any questions in the interim, please contact our office.

Very truly yours,

Richard D. McGoe, P.E.
Richard D. McGoe, P.E.,
Engineer for the Town

RDM:mlm

cc: George J. Meyers, Supervisor
Saul Silverman, Developer
James R. Petro, Jr. - P.B. Chairman
Mark Edsall, P.E. - P.B. Engineer



McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.

RICHARD D. McGOEY, P.E.
WILLIAM J. HAUSER, P.E.
MARK J. EDSALL, P.E.

- ☐ Main Office
45 Quassaick Ave. (Route 9W)
New Windsor, New York 12553
(914) 562-8640
- ☐ Branch Office
400 Broad Street
Millford, Pennsylvania 18337
(717) 296-2765

PLANNING BOARD WORK SESSION
RECORD OF APPEARANCE

(TOWN/VILLAGE OF New Windsor P/B # 94-1
WORK SESSION DATE: 20 APR 94 APPLICANT RESUB.
REAPPEARANCE AT W/S REQUESTED: No REQUIRED: No
PROJECT NAME: Windsor Woods
PROJECT STATUS: NEW _____ OLD _____
REPRESENTATIVE PRESENT: Sol S. / Greg S.
MUNIC REPS PRESENT: BLDG INSP. WKS in office
FIRE INSP. P
ENGINEER X
PLANNER _____
P/B CHMN. _____
OTHER (Specify) _____

ITEMS TO BE ADDRESSED ON RESUBMITTAL:

- Post prelim discussion -
- mfg ck 5 Acre w/lt Best Permit
phased;

disc only

no need for P/B meeting
at this time

4MJE91 pbwsform

Shaw Engineering

Consulting Engineers

744 Broadway
P. O. Box 2569
Newburgh, New York 12550
(914) 561-3695

September 29, 1994

Chairman James Petro
Members of the Planning Board
TOWN OF NEW WINDSOR
555 Union Avenue
New Windsor, New York 12550

Re: Revised Subdivision Plan
Windsor Woods Subdivision

Dear Chairman Petro and
Planning Board Members:

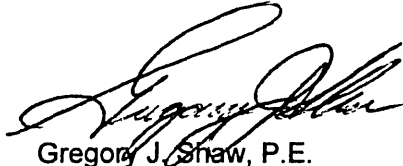
Enclosed please find 8 copies of the drawing entitled "Revised Site Development Plan, Windsor Woods Subdivision - Sections 3, 4, & 5" which was prepared by my office and which is dated September 28, 1994. This drawing was presented to your Planning Board at last night's meeting.

I will be hand delivering, today, a copy of this drawing to Planning Board Engineer Mark Edsall, Fire Inspector Robert Rodgers, and Highway Supt. Fred Fayo. By copy of this letter to them I am requesting that they review the revised road layout and submit their reports to your Board in time for the October 12 Planning Board meeting.

Thank you for your attention to this matter.

Respectfully submitted,

SHAW ENGINEERING



Gregory J. Shaw, P.E.
Principal

GJS:mmv
Enclosure

cc: Mark Edsall, P.E. w/Enclosure
Robert Rodgers, Fire Inspector w/Enclosure
Fred Fayo, Highway Supt. w/Enclosure
Saul Silverman



1763

TOWN OF NEW WINDSOR HIGHWAY DEPARTMENT

875-81 Union Avenue, Route 300

New Windsor, New York 12550

914 - 564-6660

Fax 914 - 565-1142

FRED FAYO, JR.

SUPERINTENDENT OF HIGHWAYS

TO: CHAIRMAN JAMES PETRO, MEMBERS OF THE
PLANNING BOARD

FROM: FRED FAYO, JR., SUPT. OF HWYS.

DATE: OCTOBER 6, 1994

SUBJECT: REVISED SITE DEVELOPMENT PLAN, WINDSOR WOODS
SUBDIVISION

I have no problem with the lay out of the "Revised Site Development Plan, Windsor Woods Subdivision-Sections 3, 4 & 5" as long as they straighten out the first section of the development, such as, move rocks that are piled on hills, driveways and sections of Old Hemlock Drive and Red Maple Way. I suggest this clean up is accomplished before any approval is issued to the builders for the new section.

FF/mf

INTER-OFFICE CORRESPONDENCE

TO: New Windsor Planning Board

FROM: Town Fire Inspector

DATE: 6 October 1994

SUBJECT: Windsor Woods Subdivision

Planning Board Reference Number: PB-94-1

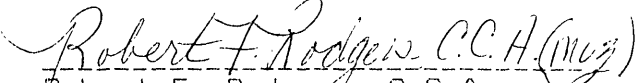
Dated: 28 September 1994

Fire Prevention Reference Number: FPS-94-060

A review of the above referenced subject subdivision plans was conducted on 6 October 1994.

This subdivision is acceptable.

Plans Dated: 28 September 1994


Robert F. Rodgers, C.C.A.

RFR/mvz

RESULTS OF P.B. MEETING

DATE: September 28, 1994

PROJECT NAME: Windborn Woods Sub PROJECT NUMBER 9-4-1

* * * * *

LEAD AGENCY: * NEGATIVE DEC:
*
M) ___ S) ___ VOTE: A ___ N ___ * M) ___ S) ___ VOTE: A ___ N ___
*

CARRIED: YES ___ NO ___ * CARRIED: YES: ___ NO ___
*

* * * * *

PUBLIC HEARING: M) ___ S) ___ VOTE: A ___ N ___

WAIVED: YES ___ NO ___

SEND TO OR. CO. PLANNING: M) ___ S) ___ VOTE: A ___ N ___ YES ___ NO ___

SEND TO DEPT. OF TRANSPORT: M) ___ S) ___ VOTE: A ___ N ___ YES ___ NO ___

DISAPP: REFER TO Z.B.A.: M) ___ S) ___ VOTE: A ___ N ___ YES ___ NO ___

RETURN TO WORK SHOP: YES ___ NO ___

APPROVAL:

M) ___ S) ___ VOTE: A ___ N ___ APPROVED: _____

M) ___ S) ___ VOTE: A ___ N ___ APPR. CONDITIONALLY: _____

NEED NEW PLANS: YES ___ NO ___

DISCUSSION/APPROVAL CONDITIONS: _____

Skip + Bob to review plans - Need reviews
Call Skip to review plans + Mark Edball

WINDSOR WOODS SUBDIVISION (94-1) ROAD LAYOUT

Gregory Shaw, of Shaw Engineering appeared before the board for this proposal.

MR. SHAW: The plan you're looking at is the site development plan which this board granted preliminary subdivision approval on maybe four, five months ago, in that range, represents 38 lots to be developed in three phases. Phase 1 is presently built when you come in off Riley Road, there's a cul-de-sac, you come up the hill again another cul-de-sac and what we're proposing is the extension of Red Maple Way out to Moores Hill Road, then extension of Old Hemlock Drive to a new road. Bringing it in this is what the board granted preliminary subdivision approval on. We had a public hearing on it and we have been working on it very heavily since. What has come about we have some issues with respect to the outflow stream of the Silver Stream reservoir. This is a protected stream rated by the New York State DEC Department of Environmental Conservation.

MR. VAN LEEUWEN: They are such nice people.

MR. SHAW: They look at this very carefully because it feeds to Washington Lake. That raises certain environmental considerations. Additionally, there are fresh water wetlands which run along this stream. We have reduced out of need of the 38 lots which this board approved we're now down to 34 lots, all right. We have lost four lots due to the implementation of a water quality pond and we'll get into that in a minute, and also with respect to federal fresh water wetlands. With the reduction of the lots, all right, there are only going to be two lots left which are going to be fronting on this strip of the road which interconnects from this intersection to Moores Hill Road. Two lots for 500 feet of road for 48 inch pipe, 2 culverts each probably 110 feet long plus a disturbance of protected stream in a federal fresh water wetlands, what we're asking the board to consider is this scheme. Again, the present cul-de-sacs, the extension of the roadway and instead of continuing to Moores Hill Road, it will wrap around into the extension of Old Hemlock Drive. Same

number of lots, 34, as we would be allowed with the scheme which interconnect over to Moores Hill Road. What we've done is left the fresh water wetlands alone, what we've done is not crossed this stream and disturbed it due to our construction. We still will be crossing it with utilities but that is a lot easier than installing two, 48 inch diameter barrel culverts and a roadway over it.

MR. VAN LEEUWEN: So what you're taking about is a roadway going out to Moores Hill Road.

MR. SHAW: Piece of road which interconnects from approximately this point to Moores Hill Road.

MR. DUBALDI: Just two driveways.

MR. SHAW: We're going to have two lots which front off Moores Hill Road, call it a day, not disturb the stream corridor whatsoever, except with installing utilities.

MR. VAN LEEUWEN: You have got 34 homes coming out on one exit-ingress?

MR. SHAW: Let me just touch on that for a second. When this project was originally approved, Phase 1, this was to be an--normally the right-of-ways for a subdivisions are 50 feet wide, this has to be 70 feet wide and the idea was to put in a divided drive where should one lane of traffic have an accident and prohibit traffic from moving through it, there'd be another lane of traffic. We have plenty of room to still accomplish that. The reason it was not installed was because correct me, Sol, your Highway Superintendent preferred not to have it in place from a maintenance point of view. So that is why we gave a conventional drive but we certainly have the width to do whatever it takes to make this board feel comfortable. They have plenty of room to access over this short 200 foot run before you hit your divide which separates the two roads.

MR. VAN LEEUWEN: 34 lots on one ingress and egress is a lot. Same thing we got up here.

MR. SHAW: 32 cause two lots would front off Moores Hill Road.

MR. PETRO: Has Skip Fayo seen the plan?

MR. SILVERMAN: I spoke to Skip, Sol Silverman, I'm one of the owners of Windsor Woods. I spoke to Skip yesterday and I talked it through with him. He promised me that he'd get over and look at the plan. He said he doesn't necessarily have an objection or not an objection to looping the way we're talking about. But he wanted to come in and see it. We spoke to Bob Rogers about it because I was concerned about the fire marshal, he said he has absolutely no problem. I talked to the two of them on the plan and Mike, I don't know if Mike mentioned it to him or didn't, I spoke with him, he said he has no problem with it.

MR. PETRO: Wasn't there a problem with the sight distance?

MR. LANDER: Yes, that is what when Greg first mentioned that to me and I had asked Greg before this was approved how far was the the sight distance on there? It's not real great because if you took a look and I did after that meeting and the crest of the hill there up by Pertes house and it's not real good right there so when Greg had mentioned that to me, I suggested that he come in and I'm only one member of this board but see what you fellas felt about this.

MR. SILVERMAN: There was another facet on a safety issue, houses that are occupying this whole section in here, young people, little children, I know they would prefer not to have this shortcut coming through here. The actual relationship to the roadway, it's easier, anybody coming down here to make the connection here than it is to cut through the subdivision and then first make the left and head down to the same corner.

MR. LANDER: Moores Hill Road they travel too fast on it, number one, I think it's, it should be a 30 mile an hour.

MR. PETRO: Why don't we take this plan and show it to

Mr. Fayo, let the engineer review it and come up and have Bobby Rogers have a letter and see.

MR. BABCOCK: I just got one question. You said you were going to cross with the utilities. What utilities are you going to cross with?

MR. SHAW: Cross the stream with the sewer cause the sewer's on Moores Hill Road. I anticipated crossing the stream with a water main thinking that this board for long range planning would want the potential to have the water main extended down Moores Hill Road. I know in meetings which we have had over previous years there's other developers on Moores Hill Road who have committed to picking up the main and bringing it to Route 207.

MR. BABCOCK: That is the reason for my question.

MR. SHAW: We understood that and the drawing shows 20 foot easement for the water main bringing it out.

MR. BABCOCK: For one that you are going to install?

MR. SHAW: Yes, we would be installing it and dead-end it on Moores Hill Road and the next person, entity would pick it up and bring it wherever New Windsor would approve its installation.

MR. PETRO: Do you find it acceptable to give this plan to Mr. Fayo so we can get something from him?

MR. SHAW: Okay.

MR. PETRO: And to Mr. Rogers. Mark, would you line to review it again?

MR. EDSALL: Yes, this is the first I've seen this version.

MR. SHAW: This was just generated today.

MR. PETRO: Does anyone on the board have a problem conceptually?

MR. DUBALDI: Only thing would be sight distance, I'd like to know exactly what that is.

MR. PETRO: The road's been removed.

MR. PETRO: Any other?

MR. VAN LEEUWEN: Only problem I have is 32 homes on one ingress and ingress is an awful lot. We have a similar situation in Park Hill and it's horrendous.

MR. PETRO: Why don't we look at that style of entranceway that he is speaking of.

MR. LANDER: We don't get Skip to put a divider because of maintenance.

MR. SHAW: I understand your point. It's only 200 feet long, though, it's not a thousand feet long. It's 200 feet. Does the board feel it would be appropriate if the other department heads concur with this plan that we can move forward with it? I'm not looking for formal approval, just some type of acknowledgment, whether you feel this is appropriate or not.

MR. SCHIEFER: Rephrase that unless they approve it we're not going forward with it.

MR. SHAW: That is understood.

MR. SCHIEFER: If they approve, we approve.

MR. PETRO: I think what Carl's trying to say, let's get that far, I don't think we have any conceptual disapprovals. Let's get that far.

MR. LANDER: I have no problem.

MR. VAN LEEUWEN: You have my concerns.

MR. SCHIEFER: There are distinct advantages to what you're doing not having to go across the wetlands cutting down the sight distance on the other side. These are all good things.

September 28, 1994

49

MR. SHAW: Thank you.

MR. SILVERMAN: That you.

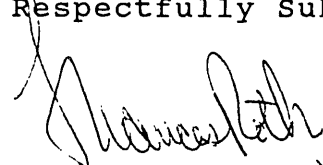
MR. VAN LEEUWEN: I make a motion we adjourn.

MR. SCHIEFER: Second it.

ROLL CALL

MR. SCHIEFER	AYE
MR. LANDER	AYE
MR. VAN LEEUWEN	AYE
MR. DUBALDI	AYE
MR. PETRO	AYE

Respectfully Submitted By:


Frances Roth
Stenographer 10/12/94

Roadway Layout

RESULTS OF P.B. MEETING

DATE: October 12, 1974

PROJECT NAME: Windsor Woods Sub. PROJECT NUMBER 94-1

LEAD AGENCY:

* NEGATIVE DEC:

M)___ S)___ VOTE: A___ N___

* M)___ S)___ VOTE: A___ N___

CARRIED: YES___ NO___

* CARRIED: YES:___ NO___

PUBLIC HEARING: M)___ S)___ VOTE: A___ N___

WAIVED: YES___ NO___

SEND TO OR. CO. PLANNING: M)___ S)___ VOTE: A___ N___ YES___ NO___

SEND TO DEPT. OF TRANSPORT: M)___ S)___ VOTE: A___ N___ YES___ NO___

DISAPP: REFER TO Z.B.A.: M)___ S)___ VOTE: A___ N___ YES___ NO___

RETURN TO WORK SHOP: YES___ NO___

PRELIMINARY APPROVAL: (Conditional)

M) D S) L VOTE: A 4 N 0 APPROVED: _____

M)___ S)___ VOTE: A___ N___ APPR. CONDITIONALLY: _____

NEED NEW PLANS: YES___ NO___

DISCUSSION/APPROVAL CONDITIONS: _____

DISCUSSION:WINDSOR WOODS SUBDIVISION - ROAD LAYOUT

Gregory Shaw of Shaw Engineering appeared before the board for this discussion.

MR. SHAW: We were before this board two weeks ago with respect to presenting an amended preliminary subdivision plan before you for Windsor Woods Section 3, 4 and 5. Quickly, if you remember the plan which this board gave preliminary approval on contained 38 lots and showed an interconnecting road going through the site and exiting out onto Moores Hill Road. We talked about the federal wetlands, the protected stream which feeds the City of Newburgh water supply. The possibility of eliminating the interconnect to Moores Hill Road and looping it internally, seeing that we're only going to have maybe 300 feet, not even 300 feet of single access into the site before we hit a divided road scheme. My understanding was that the board entertained our proposal and requested input from your department heads, that being your, I believe it was your highway superintendent, your fire inspector and I believe also Mark Edsall. Plans were hand delivered to those three individuals the following day and I hope they have their reports. They are for you.

MR. PETRO: I do have them in my hand which I'll read for the rest of the members. Bob Rodgers, in view of the above-referenced subject subdivision plan was conducted on 6 October, 1994. The subdivision is acceptable. And then we have the Town of New Windsor Highway Department, I have no problem with the layout revised site development Windsor Woods Section 3, 4 and 5 as long as they straighten out the first section of the development such as move rocks that are piled on hills, driveways and sections of Old Hemlock Drive and Red Maple Way. I suggest this cleanup be accomplished before any approval is issued to the builders for the new section, Fred Fay.

MR. LANDER: Comments?

MR. SHAW: Before Mark Edsall gives his comments, I

just want to point out that this was 38 lots, this scheme is 35 lots. We have lost lots since granting preliminary approval for items such as the water quality, pond and federal wetlands so we're down 3 lots from when this board rendered approval approximately six months ago.

MR. VAN LEEUWEN: How about the questions that Fred Fay asked has that been handled?

MR. SOL SILVERMAN: Sol Silverman. There are two things that primarily Fred and Skip did not like, one takes place at the bottom of this lot 16, all right, where the homeowner came down and started to bring rocks and built a little stone wall. We stopped him. We told him he couldn't do it. They are taking those rocks away. That is one of the items. On lot 7, at the request of the homeowner on the top of the hill so he can have a flat section, we excavated well out of the right-of-way. We must be 40 to 50 feet back off the right-of-way and it's all lawn area. We did you go with a machine and we set heavy duty boulders and we set them by machine, we didn't lay them out and run away. So we did make a retaining wall. Entire wall is probably about two feet above the ground and two feet below the ground. That is the extent of the wall that Skip is talking about. The other items we're addressing as part of our final cleanup. There are curbs that were damaged in along lot 1 and 2, we're well aware of that. We have only requested for the bond release only 95 percent. Those items we're addressing. Nobody's going anywhere. We're definitely addressing them. We have had the site work contractor VanEtten has been back out, he knows about the curbs, he has to repair, he's getting ready to do that. Mark can probably speak to the fact you have been out there on the site and you know what we have. I think what we're addressing all of those items I think what we're looking for and if the board wanted to say we'll get some sort of a resolution prior to his giving final approval, we're not here for final approval, I'm here to keep this man going, okay, and keep the project going but I can assure you that all of the items will be absolutely completed.

MR. VAN LEEUWEN: Just saying you're keeping his dump truck full so he can go to the bank.

MR. SHAW: We have to talk about that after the meeting.

MR. PETRO: I know you're attending to these problems that Mr. Fayo's just mentioned and yes, final approval is a long way off and there's a lot of time to get it fixed up. I don't think it would have an affect on the preliminary approval.

MR. DUBALDI: Seems like the pond has its own lot, I don't see a unit on there. Is that a separate lot or is that part of another lot?

MR. SHAW: That is going to be another conversation and if the board wants to get into it tonight, we can or you want to postpone it but I believe this is going to be the first subdivision that comes before this board that deals with the SPDES permit and the water quality for storm water discharge. We have placed, because we're going to be crossing the protected stream, we have to get a permit from the DEC. Before the DEC will issue the permit, I have to prepare a storm water prevention pollution plan which incorporates this pond. So now we have a pond on the site. Now, the million dollar question comes down to who is going to own it? I faxed information over to Mark from the DEC where they recommend three vehicles. One is outright ownership by the town. It's the best of all worlds for the DEC cause they know somebody will watch and maintain it and protect it. The second alternative is a benefit district, again managed by the the town, maybe paid for by this subdivision. And the third vehicle is a homeowner's association, okay. Now, Mark and I have had conversations about this. Again, from the DEC's point of view, they'd like New Windsor to own it and we'd be happy to give it to you. I don't know how receptive New Windsor will be to that proposal.

MR. EDSALL: This is an issue that was created as a, what I look at is a problem caused by the regulations adopted by DEC and I believe we should and I have asked Greg to defer the approach that they'd like to present

until we have a chance to go over it with the Town Board. Because this is something that is not caused by these gentlemen, the applicants, it's caused by regulations adopted by the state.

MR. LANDER: I think the state ought to take care of it.

MR. EDSALL: I notice there wasn't a fourth option for the State of New York to take care of it.

MR. PETRO: Let me suggest this. Let's not get involved at this time. Let them come up with a solution or make presentation of one of the three vehicles you want to use and we'll look at it at that time.

MR. EDSALL: Hopefully, by the time they come back for final approval, enough people will have raised objection to the three choices and there might be a fourth.

MR. PETRO: As far as the actual layout of this for preliminary, I have no problem with it. I think from what I understand, it's some improvement over the going out on to the other road, Moores Hill Road and I don't see any problem. Mr. Van Leeuwen had a little problem with all the houses being on one exit at the last meeting. Henry, do you have any other further thoughts on that?

MR. VAN LEEUWEN: No, they satisfied my curiosity.

MR. SHAW: When we were talking about preliminary, there was a section of road which came down to a T intersection here and that was at ten percent and the board had some concerns about being at ten percent, even though that is permitted with the town road specs in reviewing this new road scheme we've knocked that road down to 8 percent.

MR. VAN LEEUWEN: We were going to make you knock it down to 8 percent anyway.

MR. SHAW: I was one step ahead of you so that is the

secondary benefit.

MR. DUBALDI: Nothing.

MR. LANDER: I like this layout better, Mr. Chairman. I didn't like the road ending up at Moores Hill.

MR. PETRO: You're here under discussion only tonight so I don't know how we can possibly vote on preliminary approval.

MR. VAN LEEUWEN: I'm not really ready to vote. I want a couple other nights to think it over.

MR. EDSALL: Your preliminary plans normally include road slopes so you are going to be reworking the road profiles, I assume?

MR. SHAW: Yes.

MR. EDSALL: At this point, we'll have the larger scale drawings that we can verify that each lot meets zoning. Possibly the board can just unanimously endorse this new layout so Sol has something to leave with that he understands that you are supportive of this layout and when he wants to have the formal plans resubmitted as a complete package you can take action on those.

MR. PETRO: Are you here under discussion under that heading only because you felt this was minor in nature or just changing the road layout?

MR. SHAW: My thoughts were twofold, different than my client's. My thought was to get some acknowledgment from the board that the layout is fine and go over the procedure on how we're going to amend the preliminary subdivision approval previously granted by this board. Of course, my client would like to walk out with preliminary approval tonight but I don't know if we're going to get that far but if nothing else, I'd like to go over the ground rules, Mark, once I resubmit the drawings back to you, drawings which were commensurate with the level of effort but not the previous submission for the original preliminary subdivision approval. What happens next?

MR. EDSALL: Either act tonight or not act tonight. If you act tonight, my suggestion is that you do it on the basis of conditional preliminary meaning that Greg will get in the new plans, I'll review them to make sure other than the change in road slope, make sure the lots meet zoning and one we have those new plans, I can let the secretary know that they can be stamped.

MR. PETRO: This is my point. I think the board and correct me if I am wrong, is willing to act but being it's under discussion item, obviously it hasn't been back to workshop and we need to get the proper plans to you.

MR. EDSALL: It's a matter of choice. I have to review plans after Greg prepares them. If you want to take action after he does it, if you want to take action now, I feel comfortable reviewing it for you and letting you know.

MR. PETRO: Andy, do you see any problem putting the cart before the horse so to speak?

MR. VAN LEEUWEN: I don't like to do that, Mr. Chairman, I have no problem with the layout. If I did, I would tell you.

MR. LANDER: Why don't we have Greg make the changes as needed, let Mark review it and then we'll, at the next meeting, we'll take action.

MR. PETRO: Is the timetable of two weeks a problem?

MR. SILVERMAN: No, it's not a problem. My feeling is yeah, it's really more mechanical, nothing is going to change except to the betterment and I was hoping. I wasn't aware of the fact it was put on discussion. I thought it was an agenda item so I apologize. Maybe it was my oversight.

MR. PETRO: Did you pay new fees?

MR. SILVERMAN: No, I thought it was a continuance and what I would like to get if at all possible would be an

approval subject to his approval it's got to go through.

MR. EDSALL: It's an ongoing project and they are here making some finetuning before they do the final plans. I feel comfortable with whatever the board wants to do.

MR. LANDER: I don't see any problem giving preliminary approval tonight. That is just my opinion.

MR. LANDER: Is that in the form of a motion?

MR. DUBALDI: So moved.

MR. LANDER: Second it.

* MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board grant preliminary approval subject to Mark's receiving proper documentation and going over the final preliminary plans.

MR. LANDER: And also Mr. Fayo, whatever he has.

MR. PETRO: Yes, cleaning up the rocks which you're in the process of doing.

MR. EDSALL: And just in your minutes, I'd just like to note if there are any other changes which I believe have to come back before I suggest they be stamped I'll bring it back to the board.

MR. SILVERMAN: I don't have a problem.

MR. EDSALL: I'm saying if I see something else I think you should look it at, I'll bring it to you. The fact that you are taking an action you have all reconsidered environmental impact statement you have looked at before and in fact the impact to the environment is decreasing since they are eliminating a substantial crossing to this protected stream so we need not reopen SEQRA and we can stand on our previous findings.

MR. PETRO: Now that you have that in the minutes.

MR. KRIEGER: His statement is in the minutes, we need

October 1994

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something in the minutes from the Planning Board saying that is right or not as the case may be.

MR. PETRO: Planning Board agrees with Mark Edsall.

MR. DUBALDI: I include that in my motion.

MR. PETRO: Any further discussion from the board members? If not, roll call.

ROLL CALL

MR. VAN LEEUWEN	AYE
MR. LANDER	AYE
MR. PETRO	AYE
MR. DUBALDI	AYE

New York State Department of Environmental Conservation
Division of Regulatory Affairs
21 South Putt Corners Rd., New Paltz, NY 12561-1696
Telephone: (914) 256-3000



Langdon Marsh
Commissioner

February 7, 1995

ATTN SAM SILVERMAN
WINDSOR WOODS INC
100 SOUTH BROADWAY
NYACK NY 10960

DEC #: 3-3348-00157/00001-0
PROGRAM ID #: H89-2-P225-1-2 Outlet to Silver Stream Reservoir (Class A)
PROJECT: WINDSOR WOODS SUBDIVISION SECTION 3, 4 & 5
LOCATION: TOWN OF NEW WINDSOR, ORANGE COUNTY

NOTICE OF INCOMPLETE APPLICATION

Dear Mr. Silverman:

The Department has received your recent submissions of January 13, 1995 and January 19, 1995 in the above matter. Absent any record in the Department files of a coordinated review by the Town of New Windsor, the Department has a responsibility under the State Environmental Quality Review Act (SEQR) to make a Determination of Significance on the whole project before a stream disturbance permit application can be deemed complete. In order for the Department to make a Determination (i.e. Negative or Positive Declaration) all the items below must be resolved.

Storm Water Management and Erosion Control Plan The plans submitted on January 13, 1995 by Shaw Engineering, in general, meet the requirements of the Storm Water State Pollutant Discharge Elimination System (SPDES) permit for Construction Activities. However, the following additional information is requested:

- Provide the documentation (Deed etc.) that identifies the water quality basin as a storm water management facility to be maintained by the owner of Lot #3.
- Designate the responsible party for the maintenance of the water quality basin in the event that Lot #3 is not sold.
- Provide a maintenance plan for the drainage structures (flushing basins, catch basins).

Please provide revised pages in triplicate.

Protection of Water Application The application and plans submitted on your behalf by Jay Fain & Associates on January 19, 1995 is under evaluation by the Department's Fisheries staff. I will be in contact with you as soon as I have information to give you regarding their review. In the meantime, the permit application is being returned to you for your signature as the responsible party for the project.

Mr. Sam Silverman
February 7, 1995
Page 2

Municipal Sewer Extension Since several plants in Orange County have been determined to be at or near their flow capacity, please confirm with Mr. Joseph Marcogliese, Division of Water (DOW) in Tarrytown (telephone #914/332-1835, Ext 259) that your development has been conceptually approved for a sewer extension. By copy of this letter, I am informing Mr. Marcogliese that the plan review for the sewer line extension cannot be completed until the stream disturbance permit is issued and SEQR has been complied with.

Municipal Water Extension Provide documentation of the status of approvals from the Town of New Windsor and/or the Orange County Health Department regarding the expansion within a municipal water district.

U. S. Army Corps of Engineers (ACOE)

In my letter of May 24, 1994 (copy enclosed) I referred you to ACOE regarding any permitting they may require. Please provide documentation (letters etc.) from them regarding Federal approvals for this project. Although it appears that your project is outside the scope of the ACOE, any project undertaken that will result in the filling in of over one acre of Federal wetlands, will require an individual DEC Water Quality Certification.

State Historic Preservation Act Regarding the potential for impacts on archaeological and/or historic resources, NYS Office of Parks, Recreation and Historic Preservative (OPRHP) is reviewing the Stage I Survey by Joseph E. Diamond, dated July 5, 1994. I will be in contact with you as soon as I have a response from them regarding any further studies that are required by that Agency.

Please include the DEC ID# noted above on all correspondence and documents sent to the Department. We will continue our review when these items are received. Please call me at (914) 256-3040 if you have any questions.

Sincerely,



Ruth D. Bean
Division of Regulatory Affairs

RDB:Windsor.Inc

Enclosures

cc: J. Marcogliese, DOW, Tarrytown
J. Isaacs, New Paltz
Town of New Windsor Planning Board ✓
G Shaw, Shaw Engineering
J. Fain, Jay Fain & Associates



McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.

RICHARD D. McGOEY, P.E.
WILLIAM J. HAUSER, P.E.
MARK J. EDSALL, P.E.

- ☐ Main Office
45 Quassaick Ave. (Route 9W)
New Windsor, New York 12553
(914) 562-8640
- ☐ Branch Office
400 Broad Street
Milford, Pennsylvania 18337
(717) 296-2765

PLANNING BOARD WORK SESSION
RECORD OF APPEARANCE

TOWN/VILLAGE OF New Windsor P/B # 94 - 1

WORK SESSION DATE: 21 JAN 98

APPLICANT RESUB.
REQUIRED:

REAPPEARANCE AT W/S REQUESTED: No

Not now

PROJECT NAME: Windsor Woods

PROJECT STATUS: NEW _____ OLD _____

REPRESENTATIVE PRESENT: Greg Shaw / Joe Montana

MUNIC REPS PRESENT: BLDG INSP. X
FIRE INSP. X
ENGINEER X
PLANNER _____
P/B CHMN. _____
OTHER (Specify) _____

ITEMS TO BE ADDRESSED ON RESUBMITTAL:

- have P/B Prelim (34 lots total)
- have D&H water have DEC sewer
- no road or lot changes since last Prelim App'l
- 31 lot (limit since 31 sewer lot capac. ^{reallocated} purchased)
- probably > 1/3 acre wetlands disturbance
- Still have Realty subdiv
- curb waiver & alt spec?

Discuss new app/P/B?
1/28/98 mtg
Discussion Item.

4MJEG1 pbwsform

PUBLIC HEARING:

BLOSSOM HEIGHTS/WINDSOR WOODS SUBDIVISION (94-1)

Gregory Shaw, P.E. of Shaw Engineering appeared before the board for this proposal.

MR. PETRO: We're going to discuss it first between the applicant and the board and at the point further along the meeting, we're going to open it up to the public.

MR. SHAW: As the Chairman mentioned, I'm representing Windsor Woods Inc., who is the owner of the Windsor Woods Subdivision. Before I begin presenting Sections 2, excuse me 3, 4 and 5, of the Windsor Woods Subdivision, it might be appropriate to preview the history. In 1987, a subdivision application for the property was submitted to the Town of New Windsor Planning Board. The application was submitted under the project name of Blossom Heights Subdivision. The proposal was to develop the site into 42 single family lots in 3 development sections. This subdivision received preliminary subdivision approval and a negative dec from the Planning Board in 1988. Final approval of Section 1 was pursued and final subdivision approval for this section was granted by the Planning Board in 1989. This section represented 11 lots and the remaining 31 lots were scheduled to be developed in subsequent sections. In the years following Section 1 approval, the New Windsor Planning Board granted extension to the preliminary subdivision approval for the remaining sections of the Blossom Heights Subdivision. Section 1 is presently being developed under the name of Windsor Woods Subdivision, the owner of Windsor Woods Inc. has made an amended subdivision application to the New Windsor Planning Board for the remaining sections. The proposed subdivision layout for the balance of the property emulates that of the original Blossom Heights Subdivision with the exception of increase in the number of lots from 31 to 38. To assist the board and the audience in orientation of the project, maybe I can throw out a few key features. On the right side of the drawing is Riley Road. Left side of the drawing is Moores Hill Road. This portion of the project is Sections 1 and 2 of Blossom Heights

Subdivision. Presently, there are two temporary cul-de-sacs located at the terminus of Red Maple Way and Old Hemlock Drive. If there's any residents of Section 1, you probably appreciate that layout on the road configuration. Sections 3, 4 and 5 of Windsor Woods will be situated on 32 acres which is located in R-3 Zone. As the project will be serviced by municipal water and sewer facilities, the zoning ordinance allows a minimum lot size of 21,780 square feet. The lots of Windsor Woods will vary from a minimum of 21,780 square feet to a maximum of 80,536 square feet. The lots will front on three streets, the extension of Old Hemlock Drive, which is in this location, the extension of Red Maple Way and the new street called Trailside Drive, total of the three streets will represent 2,830 lineal feet of road. The roads will be constructed in accordance with the Town of New Windsor street specifications of 24 foot wide, a macadam shoulder and macadam swale. The road slopes will vary from a minimum of one percent to a maximum of ten percent. In the extensions of Red Maple Way and Old Hemlock Drive the existing temporary cul-de-sacs will be removed allowing a through-road for each street. Upon completion of the roads, there will, they'll be order for dedication to the Town of New Windsor. As I mentioned earlier, the lots of Phases 3, 4 and 5 will be serviced by municipal water and sanitary sewer systems. This is different than Sections 1 and 2 which relied on individual wells for the water supply. In order for the lots to have Town water, a water main will have to be installed on Riley Road from Route 207 to the project site. At the entrance to the subdivision, the Riley Road water main will connect to the existing water mains off Phase 1, allowing the lots of Phase 1 and 2 to benefit from this amended subdivision application which is before the board. Water mains will be extended from the temporary cul-de-sacs through Sections 3, 4 and 5 to Moores Hill Road. The water system will end at the intersection of Red Maple Way and Moores Hill Road. And as with the sanitary system, the water system will be offered for dedication to the Town. The sanitary sewer system will service each lot by gravity and waste water will flow by gravity to the existing sewer main on Moores Hill Road. The sewer mains will be eight inches in diameter

and that size is more than adequate to service this subdivision. The system will service only Sections 3, 4 and 5, as Sections 1 and 2 flow to the existing sanitary sewer main on Riley Road. For the most part the sewer mains will be in the streets and they'll be offered for dedication. Storm water will be collected via roadside drainage swales which will convey the water to roadway piping and catch basins. The piping will be sized to convey a storm which has a return frequency of 25 years. The point of discharge will be the existing drainage course which serves as the outlet for Silver Stream. I might point out that this culvert will have to be installed in this drainage course to allow the road to connect to Moores Hill Road. And that will be approximately in this location with the drainage course flowing in this direction.

MR. VAN LEEUWEN: Did you get DEC approval for more sewers?

MR. SHAW: Well, we do not have it at this time. We didn't feel it was appropriate at this time. Once we get preliminary, we'll proceed on getting that permit.

MR. VAN LEEUWEN: What about the water? Where are you going to get the water from, up in here off Moores Hill Road? There's no water line up there.

MR. SHAW: No, there's no water line.

MR. PETRO: Maybe it would be appropriate to get into some questions and answers. As Mr. Van Leeuwen suggested, where are we getting the water from? Right now there's water on Route 207, a water main has been designed and approved by the Town of New Windsor and Orange County Department of Health to bring it up Riley Road and connect to existing water mains in Phases 1 and 2, there's no water to service them. The mains are in the street but they were put in when Phase 2 was developed, this will tie into the dry mains, pressurized them and service Phases 1 and 2 with water then we'll pick up from the two cul-de-sacs and extend the water system through Sections 3, 4 and 5 and dead-end it out on Moores Hill Road so the subsequent development or the Town of New Windsor would pick this

water main up which is now pressurized and active and extend it in a direction up or down Moores Hill.

MR. VAN LEEUWEN: Who is going to bring the water main from 207 to that point?

MR. SHAW: Windsor Woods Inc.

MR. PETRO: Also I just want to know out of curiosity, you mentioned storm water management was done on 25 year study, why is it 25 year and not 50 year or 100 year plan?

MR. SHAW: I believe the Town of New Windsor has drainage regulations which has only been in effect maybe for two years, correct me if I am wrong, Mark, but the piping that is in the roadway designed on a 25 year storm, when you get into other storm water facilities, such as detention ponds, I believe that is 50 year.

MR. EDSALL: Depends upon the drainage area that is involved, depending on acreage, either required to have 10 year, 25 year, 50 year or in some cases 100 year. I would agree that the 25 is adequate for the in-street collection system that is acceptable and we may require that the box culvert be designed for an increased storm.

MR. SHAW: Box culvert will not be designed for 25 years, that is in category of 50 to 100 years. Just the roadway piping will be based for 25 year storm.

MR. EDSALL: One correction while we are stopped, Greg, in your explanation of the project, you indicated that the roadway width would be 24. I believe you meant 30 on the paved roadway width?

MR. SHAW: Correct, I'm sorry.

MR. EDSALL: That is what the plans do show, I think it was just a misstatement.

MR. VAN LEEUWEN: It's got to be 30.

MR. SHAW: It's 30 feet 24 plus the swale.

MR. SHAW: Any other questions the board may have?

MR. PETRO: Quite a bit, if you want to get into it now. Do you want to do anything with the roads?

MR. VAN LEEUWEN: Did Skip Fayo approve the cul-de-sac?

MR. PETRO: We have highway approval.

MR. LANDER: Greg, I see on the road profiles we have one road 10.84.

MR. SHAW: Should not be, no, maybe existing.

MR. LANDER: All the roads would be ten percent or.

MR. SHAW: Ten percent or less, unless we get permission to deviate from the Town and the Highway Superintendent.

MR. PETRO: To answer whose question I don't know who asked it but we have highway disapproved on 1/12/94, need drain or bridge across the creek and he says is from Brown's Pond and he also wants to know what's the sight distance for Section number 3 roadway entering Moores Hill Road that is his two concerns.

MR. SHAW: His review was based upon the one sketch drawing that was prepared back in December. These drawings were generated in March. I don't believe he's had an opportunity to review these drawings so those comments such as you need a box culvert or you need a culvert we reflect the culvert on the drawing. The point being his review is not current. He didn't review the drawings that are before you, just due to the fact of the date.

MR. PETRO: What about the road slopes? Let's get into that.

MR. VAN LEEUWEN: He just said no road over ten percent so take him at his word, they can't exceed ten percent.

MR. SHAW: They can exceed ten percent and it may be advisable to exceed ten percent, Mark, maybe you want to interject your thoughts?

MR. EDSALL: A good point, good time to do it as well. I have a little bit of a concern with regard to the grading as is shown for Trailside Drive, which is that steepest road on the project, you'll note from looking at the profile on sheet 6 that Greg did hold the slope to a maximum of ten but obviously, everything has it's tradeoffs. One of the tradeoffs that is caused by holding a ten percent slope is that Greg was unable then to provide a less steep area at the intersection of Trailside with Old Hemlock. And one of my comments as you will note is that we need to look at the slope through that intersection and review that with the Highway Superintendent. I would think that there's a possibility that Skip would rather have a more reasonable cross slope at the intersection and possibly have one short section of a road steeper than ten percent on Trailside. If it was the only access I can see that he would not want to go over ten. But you have still got the other option of looping back over by Hemlock Drive which a portion is already existing and is slightly over ten percent, I guess it's 10 and 10.9. Is that the the existing road Skip has already approved? I think that is something we have to go over with Skip. I'm not too convinced that I am satisfied with the ten percent slope passing through that intersection of Old Hemlock and Trailside. The balance of my comments are general, technical in nature relative to the roads and I believe they can best be answered with follow-up reviews by the Highway Superintendent, Greg and myself.

MR. PETRO: I understand.

MR. EDSALL: My comments also included some sight distance concerns but that is something we just have to verify.

MR. HILDRETH: On Moores Hill or elsewhere?

MR. EDSALL: Intersections and any transitions with changes in vertical curves. So again, we can look at

all that once we calculate the vertical sight distances and you may have to measure some of the site distances at the proposed intersections at Moores Hill Road and Red Maple Way.

MR. SHAW: Okay.

MR. PETRO: Also for the minutes, we have a fire approval on 2/22/94, I'm sorry 2/24/94. Anybody else have any comments for the engineer?

MR. LANDER: Yes, Mr. Chairman. Greg, can you show me on this map here where Red Maple Way is going to empty out onto Moores Hill Road? There's a sewer manhole here someplace on the other side of the road because there's another subdivision on the other side of Moores Hill, I'm trying to--

MR. SHAW: There is a manhole here, manhole here and one over here.

MR. LANDER: Where does Moores Hill Road start at this incline towards 207?

MR. SHAW: Well, at this point, you're at 360 here and it just drops the whole way.

MR. LANDER: I'm trying to figure out where this road is going to empty out at. There's an intersection with Weather Oak.

MR. BABCOCK: It's below that and Moores Hill Estates Subdivision is further below that towards 207, the intersection.

MR. EDSALL: Ron, you can see the access point relative to Moores Hill property and Weather Oak Hill, the key plan shows that.

MR. BABCOCK: It's approximately two lots down, see it, from Weather Oak Hill and then you have that third center lot and then where it says Hill is where their proposed road is. That is right next to the stream.

MR. LANDER: I know where it is.

MR. VAN LEEUWEN: Greg, where you come out on to Moores Hill Road, are you going to have a turnaround?

MR. PETRO: Mark or Andy, being we're within so many feet of another municipality's property, namely Newburgh, City of Newburgh, do we have to?

MR. EDSALL: That is their water supply, they've had a copy sent to them.

MR. SHAW: This is the City of Newburgh.

MR. PETRO: That is why we have the response.

MR. EDSALL: The letter is from the New York City Department of Environmental Protection.

MR. SHAW: Mr. Chairman, there's two issues. One I have the City of Newburgh and you have the City of New York. I sent drawings to the City of New York, okay, and an individual from the City of Newburgh Water Department stopped by my office and picked up drawings. We've heard from New York City and have not heard from the City of Newburgh. What I'd like to put into the file is a copy of the 1988 letter from the City of Newburgh with respect to the Blossom Heights Subdivision which took no objection so I am assuming based upon that letter and not having heard by the public hearing that the City of Newburgh does not have a concern.

MR. PETRO: Based on our review of the plan, I have been advised that the City of Newburgh has minimum concerns with regard to this development nor any additional input regarding the SEQRA process. Should you have any questions concerning the above, please do hesitate to contact the undersigned.

MR. VAN LEEUWEN: At that time, lots--

MR. PETRO: There's more density now.

MR. SHAW: They have the plans.

MR. VAN LEEUWEN: Contact them and see if they have any objections. Get a letter from them. That is for your safety, not ours.

MR. PETRO: Anything else?

MR. VAN LEEUWEN: I know what's going on, Department hasn't gotten to it yet like everything else.

MR. PETRO: Let me open it up to the public. Let's see what they have to say and we can go over any concerns that the board members have. On March 10, 1994, 25 addressed envelopes containing attached notice of public hearing certified list did go out by Deborah Green, notary public and they did indeed go out. If there's anyone here who wishes to speak on this application, please come forward, raise your hand, give your name for the steno and where you live, please.

MR. RAYMOND ORTIZ: Raymond Ortiz, I live at 532 Riley Road. When I seen this plan years ago, it's supposed to benefit all Riley Road, not just part. Right now, they build that road smack right in front of my house.

MR. PETRO: Which road?

MR. ORTIZ: The one that comes right on Riley Road right there, always been a problem. I've called up a couple of times. They've come to fix it. The only way they come and do something for me is when I threaten with a lawsuit. The plan's supposed to bring water up Riley Road. It's not going to do that. It's only going to benefit part of the development and that is your part of it, not all. What's to say that all the sewer goes on this line here that would affect everybody on this line.

MR. PETRO: I believe you have it pitched to the other side.

MR. SHAW: Two issues, just to interject. One is that that line which is going to be installed on Riley Road, yes, it's going to be installed to benefit this project but that line is going to be dedicated to the Town of New Windsor, not privately owned by Windsor Woods.

Town of New Windsor will let anyone tie into it such as the neighbors along the street. If somebody wants to pick up the water main and extend it further, they can do that. It will not be a privately owned water main. It will be the Town's. Number two, based upon the topo of the site because all the waste water will be flowing in this direction, there will be no more waste water other than the 11' lots in Section One flowing to Riley Road. It will all be flowing out to Moores Hill Road.

MR. PETRO: Explain to me where this gentleman lives. You're saying this road blocks your house or--

MR. SHAW: He lives right over here.

MR. BABCOCK: Directly across Riley Road.

MR. ORTIZ: Now, the sewer system you have got 11 houses now. I live right smack right in front of this. I know I have a problem before, before they developed this, what's to prevent that now? You have got 11 more houses.

MR. PETRO: Problem with what?

MR. ORTIZ: With sewer clogged up, being clogged up just with a couple of neighbors on it.

MR. PETRO: You're on Town sewer now and it's clogged up?

MR. ORTIZ: Yeah, sometimes I have to call the plumber.

MR. VAN LEEUWEN: Aren't you on a pump?

MR. ORTIZ: No, not on a pump, gravity.

MR. VAN LEEUWEN: You're gravity fed?

MR. ORTIZ: Yes.

MR. VAN LEEUWEN: Some houses are on a pump.

MR. ORTIZ: They are on a pump, yes, my next door neighbor is on a pump. I'm on gravity.

MR. VAN LEEUWEN: Do you have any idea where the sewer line plugs?

MR. ORTIZ: Right in the middle of the road, right in front of my house.

MR. VAN LEEUWEN: That is where it plugs? What does it do, overflow?

MR. ORTIZ: Comes right back into my house.

MR. PETRO: Have you heard anything?

MR. BABCOCK: No.

MR. ORTIZ: Plus the water line was supposed to feed all this area. For years I come to meetings. One day when we're talking about the aqueduct now they are saying well, we'll let this be built but they are going to feed the line up here.

MR. VAN LEEUWEN: They are going to bring the line from 207.

MR. ORTIZ: Up to here, not all the way up like originally supposed to plan.

MR. VAN LEEUWEN: This Town is not willing to put in water lines for the developers nor sewer lines but you can't expect that man or whoever he is to bring the water line all the way down Riley Road. That isn't fair.

MR. ORTIZ: If he is bringing it up to here, why don't everybody benefit down the road?

MR. LANDER: Once it's dedicated to the Town, you can hook up.

MR. PETRO: He is going to go as far as he can go.

MR. VAN LEEUWEN: You can't expect that man if he is laying out for the water line, I'll tell you something, if I was in the position, I'd scream bloody murder.

You can't expect him to bring it up any further.

MR. PETRO: He is going to go as far as he has to go for his project and then the next person can bring it further.

MR. HILDRETH: Once that is dedicated to the Town, anybody can tap it.

MR. ORTIZ: Thank you, gentlemen.

MR. SHAW: Just for the record, how many C.O.s have been issued?

MR. ORTIZ: I'm still protesting this, by the way.

MR. SHAW: How many C.O.s have been issued in Section 1?

MR. BABCOCK: I don't have that knowledge.

MR. SHAW: Six units are connected into the sewer and I have a hard time thinking that 6 houses are causing a backup of that line and Riley Road it's a pretty good slope.

MR. VAN LEEUWEN: There might be a problem in the line probably when you come up with the sewer and dig that up, you might find it may be the line drops.

MR. PETRO: Is there any way for infiltration? Is there any manholes that are--

MR. BABCOCK: I can check with John Agio from the Sewer Department. I assume I would have been aware of it if there was a problem. From time to time we have a sewer line that plugs up for some reason and they blow it out with a sewer jet. You should have something from the Sewer Department, either approval or disapproval of this plan.

MR. PETRO: It's approved.

MR. EDSALL: It's important that the Sewer Department tell us whether the blockages were caused within the

Town's line or whether or not it was a blockage in the lateral.

MR. VAN LEEUWEN: It could be in his line, too.

MR. SOL SILVERMAN: I'm the builder. Just for the record, I'm up here three to four, five days a week on the site. Joe Montana is my partner. I spend most of the time up here, I have no knowledge of this whatsoever.

MR. VAN LEEUWEN: You wouldn't have because it really has nothing to do with you but the Sewer Department keeps a record of all the plugups in the Town and I'm sure that Mike can call up and find out how many plugups we've had and how many problems.

MR. PETRO: Let's not belabor the point. Mike can find out about it. We've got a long way to go with the application. If there's a problem, we'll find out about it. Any other applicants or any other people in the audience who would like to speak on this application?

MR. VAN LEEUWEN: I move we close the public hearing.

MR. DUBALDI: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board close the public hearing on Windsor Woods/Blossom Heights Subdivision.

ROLL CALL:

MR. VAN LEEUWEN	AYE
MR. DUBALDI	AYE
MR. LANDER	AYE
MR. PETRO	AYE

MR. PETRO: Open it back up to the board members, any further questions for the applicant at this time? I think you have about maybe 10 or 15 technical points that have to be worked out through Mark.

MR. EDSALL: Obviously, it is something that they need

to do before they can move forward to the other agencies for those approvals but critical element that the DEC and the Department of Health will be looking for is your position on SEQRA. So maybe one thing we can do tonight is for the record acknowledge the fact that in fact Town of New Windsor is lead agency and has been lead agency for the project for its previous reviews. Obviously, now you have also got a reconfigured development with some additional lots and you have had an opportunity to have a public hearing. I think it would be very worthwhile for you to either affirm your previous negative dec or if you don't believe it's valid any longer, based on the new information you heard tonight, get into a discussion on how you're going to handle SEQRA.

MR. VAN LEEUWEN: I think what we should do is have a new classification.

MR. EDSALL: Lead agency and effectively what you're doing now is reopening SEQRA because of the amended preliminary subdivision plan so as far as I'm concerned, to my understanding, and unless I'm misunderstanding Part 61, you're still lead agency. what I believe you should do is based on this revised layout, the minor increase in the number of lots, the information you heard from this second public hearing, the optional public hearing that you have added on because of the changes, make a decision on SEQRA. From what I have heard tonight, unless there's something new, I'd think that you can easily affirm your negative dec.

MR. LANDER: Don't we have to hear from the DEC on the drainage course?

MR. SHAW: We're going to have to obtain a stream disturbance permit from the DEC. That is going to be the next step after we get preliminary. We feel that there's not going to be a problem so we'd like to get preliminary approval from this board and maybe not tonight but at the subsequent meeting.

MR. VAN LEEUWEN: Right.

MR. SHAW: I'd like to, as Mark's saying, at least get SEQRA out of the way. I didn't ask for it, Hank.

MR. VAN LEEUWEN: You're ready.

MR. PETRO: You're going to use the Town of New Windsor as a clutch when you go to DEC and say they don't have a problem, they've given us negative dec.

MR. EDSALL: They are going to look for you as lead agency.

MR. VAN LEEUWEN: Make a motion to declare ourselves lead agency.

MR. LANDER: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board declare itself lead agency on the Windsor Woods/Bloosom Heights major subdivision. Is there any further discussion from the board members? If not, roll call.

ROLL CALL:

MR. VAN LEEUWEN	AYE
MR. DUBALDI	AYE
MR. LANDER	AYE
MR. PETRO	AYE

MR. PETRO: Now the neg dec issue.

MR. VAN LEEUWEN: I don't want negative dec until we're finished.

MR. EDSALL: Can't do it that way because the DEC and Department of Health will not process the applications and send them back wwith an approval unless SEQRA is closed. Same as West Point Tours, they could not proceed to get their wetlands permit without a negative dec.

MR. VAN LEEUWEN: I'll make a motion.

MR. PETRO: They want, they are going to hang their

hat.

MR. EDSALL: If the DEC finds a reason not to issue the permit, believe me, the DEC will not issue a permit but they are looking for, under the procedure, as it's been done and effectively they are just doing it more carefully, they are looking for a declaration of either potential significant impact or negative dec for the fact that there's not a likely--

MR. VAN LEEUWEN: Short form or long form is done in the file?

MR. SHAW: I submitted in time for public hearing, yes.

MR. EDSALL: I requested updated full EAF in reflection of the amendments.

MR. PETRO: I do have the letter from the City of Newburgh, minimal concern with regard to this residential development. This is not a new one. This is as of January 26, 1988.

MR. VAN LEEUWEN: Since that time, they were all large lots.

MR. HILDRETH: That was submitted in time for the public hearing for the first preliminary.

MR. VAN LEEUWEN: I'm going to vote no but I'll make a motion to declare negative dec.

MR. LANDER: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board declare negative dec for the Windsor Woods/Blossom Heights subdivision on Riley Road. Any further discussion from the board members?

ROLL CALL:

MR. VAN LEEUWEN	AYE
MR. DUBALDI	AYE
MR. LANDER	AYE
MR. PETRO	AYE

MR. PETRO: Again, I want to state that you have quite a few technical items to work out.

MR. SHAW: We'll resolve them with Mark and we shall return.

MR. VAN LEEUWEN: Don't rush.

MR. PETRO: We have a letter on this.

MR. SHAW: We received a letter from the New York City Bureau of Water Supply stating that again we sent them the plans, based upon the fact of our proximity to their property, that being the Catskill Aqueduct they are requesting, they would appreciate, okay, the Planning Board requesting the developer I think the word appreciate is in there, the installation of a 7 foot high fence along the property line between the Catskill Aqueduct and Windsor Woods Subdivision and that would follow along the rear of lots 35 and 36 which would be in this fashion. The length of that fence would be approximately 870 feet.

MR. LANDER: What's the purpose of this fence?

MR. SHAW: The purpose of it?

MR. VAN LEEUWEN: Keep debris and everything away.

MR. SHAW: I believe it's dumping.

MR. PETRO: Before the board's final decision, we would appreciate it if the Town required the applicant to erect a substantial 7 foot high chain link fence along the City's property lines separating subject lots from the City property eat and thereby preventing trespassing and dumping on the Catskill Aqueduct.

MR. KRIEGER: If they want a fence, why don't they erect it?

MR. SILVERMAN: Right now you're going to have a fence that takes a little piece and people will walk around the fence. There's no access to the property. There's

nothing but the back yards of two homeowner's. I personally don't know where they come from in making this kind of a request.

MR. VAN LEEUWEN: I'm not willing to go along with the fence but I would like a couple of weeks to think about it and I might take a ride to take a look.

MR. EDSALL: They do say before final decision and that is the last phase.

MR. LANDER: You have got a couple of years.

MR. SILVERMAN: I would rather make a contribution to the youth center of this Town than ludicrously throw away that kind of money. You're talking about a \$15,000 fence and that is just taking money and throwing it away. It inures to the benefit of absolutely nobody.

MR. PETRO: Off the record.

(Discussion was held off the record)

MR. PETRO: We'll look at that at a later point.



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TOWN OF NEW WINDSOR
PLANNING BOARD
REVIEW COMMENTS

PROJECT NAME: WINDSOR WOODS MAJOR SUBDIVISION
(FORMERLY BLOSSOM HEIGHTS SUBDIVISION)
PROJECT LOCATION: OFF RILEY ROAD AND MOORES HILL ROAD
SECTION 32-BLOCK 2-LOT 103
PROJECT NUMBER: 94-1
DATE: 13 APRIL 1994
DESCRIPTION: THIS APPLICATION PROPOSES A REVISED PRELIMINARY
LAYOUT FOR THE BALANCE OF THE FORMER MAJOR
SUBDIVISION, WITH AN INCREASE IN THE LOT COUNT
FROM 31 TO 38 SINGLE-FAMILY LOTS. THE PLAN WAS
MOST RECENTLY REVIEWED AT THE 23 MARCH 1994
PLANNING BOARD MEETING AT WHICH TIME A PUBLIC
HEARING WAS HELD.

1. The most significant concern with regard to the previous plan submitted for the revised preliminary layout was a concern with regard to undesirable slopes of roadways, most especially at the intersection of proposed Trailside Drive and Old Hemlock Drive.

After reviewing this matter with Greg Shaw subsequent to the 23 March 1994 meeting, Greg has accomplished revisions which decrease the slope of Old Hemlock Drive approaching the Trailside Drive intersection and, as well, Greg has accomplished a decreased slope on Trailside Drive "through" the intersection area with Old Hemlock Drive. This is a significant improvement. The revised road layout and profiles have been reviewed by the Highway Superintendent, who has recently accepted the new plans.

2. The roadway cross-section on Sheet 7 and the plans must clearly note that fill material under roadway areas must be select material acceptable to the Town of New Windsor. As previously noted, on-site "borrow" material is doubtful for acceptability.

TOWN OF NEW WINDSOR
PLANNING BOARD
REVIEW COMMENTS

-2-

PROJECT NAME: WINDSOR WOODS MAJOR SUBDIVISION
(FORMERLY BLOSSOM HEIGHTS SUBDIVISION)
PROJECT LOCATION: OFF RILEY ROAD AND MOORES HILL ROAD
SECTION 32-BLOCK 2-LOT 103
PROJECT NUMBER: 94-1
DATE: 13 APRIL 1994

3. My previous comments noted several items which must still be addressed; however, these can be taken care of following preliminary approval. I do recommend that they are taken care of before Agency submittals. These items are as follows:
 - a. Final design sizing of all stormwater piping.
 - b. Final design confirmation of acceptable sight distances.
 - c. Establishment of all necessary drainage easements.
 - d. Verification of acceptable catch basin detail.
4. Two (2) outstanding issues from the Public Hearing are the concern for headlight annoyance to the resident on Riley Road and the request for fencing along the Aqueduct property. The Board should further discuss/decide these issues.
5. The Planning Board may wish to make a determination regarding the type action this project should be classified under SEQRA and make a determination regarding environmental significance.
6. At such time that the Planning Board has made further review of this application, further engineering reviews and comments will be made, as deemed necessary by the Board.

Respectfully submitted,


Mark J. Edsall, P.E.
Planning Board Engineer

MJEmk

A:WIND-WO3.mk

DISCUSSION

WINDSOR WOODS SUBDIVISION (94-1)

Mr. Gregory Shaw of Shaw Engineering appeared before the board for this proposal.

MR. SHAW: I'm here representing Windsor Woods. With me is one of the principles of Windsor Woods, Saul Silverman.

MR. PETRO: Off Riley Road?

MR. SHAW: Yes. We're here to revise it, some ground that we walked on in years past and try and get a handle as to where we are and where we are going to go forward. We came before this board on April 13 of '94, we got preliminary subdivision approval for this subdivision, it was for 38 lots. We came back in on October of 1994 and got a new preliminary subdivision for 35 lots from this board. That was October of '94. Since that point in time, we have gotten water approval from the health department twice, sewer approval for the subdivision, we got a storm water pollution prevention plan completed, we got a stream crossing permit in hand to cross the stream and we made subdivision approval application for subdivision approval for the Orange County Department of Health. At that point, the project went dormant and it has now been purchased by my client. They are the owner of record of the piece. They want to move forward and bring this project to fruition. So very simple terms we're down to the ten yard line, the only thing we really have to do is to go back to the health department and get final subdivision approval from them and make peace with this board. I have been talking to Mark at the workshop session, the issue came up with respect to preliminary subdivision approval. As it's been a short length of time since that approval was granted, and Mark suggested we come before this board for discussion, the board to make a determination whether the preliminary subdivision approval is still valid or not. And if it is valid, on what steps do we have to take to remedy the situation. I don't have to tell you what my and my client's position is, we hope

the board entertains the idea that the preliminary subdivision is still valid.

MR. LUCAS: When was it?

MR. SHAW: In 1994, October of '94.

MR. PETRO: Why would it still be valid, what's your, what nail are you giving us to hang our hat on that it is still valid?

MR. SHAW: I'm just of the opinion from talking to the people in New Windsor that this board has a position that once preliminary subdivision approval is valid, excuse me, once it is granted, that it runs with the property. That it does not expire. I could be wrong but that is the opinion I'm under. That is a conversation Mark and I had and that is why I am before your board tonight.

MR. PETRO: How many additional lots?

MR. SHAW: Actually, it's less lots, we got preliminary second time around for 35 lots, we're showing 31 lots, the reason we're showing 31 is that when it was purchased for this property before we made application to the board, it was purchased for 31 and laying out the lots, there's an opportunity to grab another three lots up at the end of Old Hemlock Drive and that will be another application at another time when we purpose capacity for those lots. Very simple, we only purchased capacity for 31, we're showing 31 even though we got preliminary for 34.

MR. LANDER: Mr. Shaw, we're not going out on Moores Hill Road with a road are we?

MR. SHAW: No, we're not.

MR. LANDER: Just those two driveways?

MR. SHAW: Correct.

MR. PETRO: On the pipe line?

MR. SHAW: Right, there is a water line that is going to interconnect this system to the water main that is installed on Moores Hill Road.

MR. LUCAS: That is the new water mine?

MR. SHAW: Yes.

MR. PETRO: Did that ever get straightened out who was paying for the water main connecting the subdivision to the one on Moores Hill Road? Wasn't there some problem with that at one time?

MR. SILVERSTEIN: Well, the last discussion we had on that was we were going to give an easement and we had discussed going into, coming in 100 feet with the line and when and if the town wanted to extend it, they'd extend it with the permanent easement. We had at the work session, it was a different discussion held with the fire inspector that since we didn't install the one on Riley Road that was one of the main reasons the whole project went dormant because the project couldn't afford to install on Riley, he was going to require us to make this loop, okay, if the board deems it absolutely essential, we'll agree to make the loop.

MR. BABCOCK: Jim, the water line on Riley Road that runs from the Chocolate Goose up to this project, the Town of New Windsor created a water district and the Town of New Windsor installed that so on the opposite end of their project on Moores Hill Road, there's an easement that goes across from his project from the road to Moores Hill Road, Bobby Rogers asked for that water line to be installed now so that the water line can be looped.

MR. EDSALL: Jim, the position that Bob is taking is that the code requires, the Town Code requires that lines be looped and my position was that the original obligation of the subdivision was to install this water line and obviously, as Mr. Silverman indicated, the line that was committed to was a significant burden on the project. I thought it would only be fair since the town has now done that, that it wouldn't be too much for the town to ask to provide the loop and Bob

reminded us that it is a code requirement.

MR. PETRO: The subdivision as it stands could not stand on its own water line as it is without being looped so it has to be looped.

MR. EDSALL: Yes, it could stand on its own but it would not be in compliance with the Town Code and would not be in accordance with the recommendations of the state health department, which is to loop the lines.

MR. PETRO: Bottom line is that the water line needs to be looped and should be done by the contractor is what we're hearing, I think being that they brought it up to you here and they have it now on Moores Hill Road and to comply with the state law and town code that it needs to be looped, I think the applicant's going to have to do that. I know I do remember talking about X number of feet and doing that how many feet are we talking about here, what is it 3, 400 feet?

MR. SHAW: To make that crossing?

MR. PETRO: Yeah, I'm looking at it as a guess.

MR. SHAW: So, it is about 300, 400 feet.

MR. PETRO: I think that is really settled, I don't think that to ask the town to bring that in so you can loop your water line which is a state requirement, I don't think would be fair to ask the town.

MR. SILVERSTEIN: If the board wanted to, we'll do it, the plans will reflect it.

MR. PETRO: On your behalf, I'm sitting here thinking I know what it is to be a builder too, I wouldn't want to do that, but if it's required and it's available then you have to do that, okay, so what do you really want?

MR. SHAW: Direction from the board as to whether the preliminary approval that was granted is still valid and if it is valid, then we, what steps are going to have to be made to reinstitute preliminary.

MR. PETRO: I don't see any reason that it shouldn't still be valid, what's drastically changed that it can't be once we say it is valid, you're going to come back with more plans and we're going to go over the whole thing, correct?

MR. LUCAS: The last time it was submitted there wasn't water, correct?

MR. EDSALL: Mr. Chairman--

MR. SHAW: This is the plan I believe you gave preliminary on and if you look at it, it's identical, the only thing is it's one less lot, so you're correct, nothing has changed.

MR. KRIEGER: One less lot now?

MR. SHAW: Right.

MR. EDSALL: One change that has occurred as far as the town regulations or the town road specs have changed so no matter how you look at it, the plan has got to be updated to meet.

MR. PETRO: We can let the preliminary stick, why can't we do that in the next process update it?

MR. EDSALL: That is the only things I know has changed.

MR. BABCOCK: As long as the applicant knows because he's got the preliminary approval with the old roads so if the applicants agrees whatever has changed in the road spec.

MR. PETRO: He'd be crazy not to agree, he is going to save a whole step, agree you have to make the roads to the new specs anyway and we'll move on, assume you have preliminary, go to the next step.

MR. SHAW: Fine.

MR. PETRO: I don't see any problem.

MR. KRIEGER: There is no problem with this, I think Mr. Shaw for your information, though, you should know that the law of New Windsor has changed with respect to preliminary approvals. At the time this preliminary approval was granted there were no limits on preliminary approvals, there was a, substantially as you believed it was, there is now, there are now time limits on preliminary approvals. So while this application clearly falls under the old law, going forward you should not assume that any new projects in which you are involved will enjoy the same.

MR. PETRO: What's the new time limit, Andrew, how many extensions is it?

MR. EDSALL: Six months, you either have to come back and ask for extension or just make your re-submittal and you can effectively go on forever with just coming back to the board.

MR. SHAW: Should I assume that I have to make that request on this project, should there be a delay or is that just on other projects?

MR. PETRO: Like Andrew says, this is under the old application number so--

MR. KRIEGER: The spirit of the change in the law as Mark has indicated provided one comes back one could theoretically come back forever. The reason for the law is precisely what you're doing here now and that is the planning board is uncomfortable with and the town is uncomfortable with the idea of preliminary approval, nobody looking at it and it just is existing forever, some times things change and if nothing is said, very often the, and left to imagination that there may be things that change that did not in fact change.

MR. PETRO: I think we settled three items, one, the sewer line, the water line will be installed by the applicant, number 2, yes, the preliminary does stand and will continue for this application and number 3, that the applicant does understand that the road specs have changed and it will be addressed in the next step of this application.

January 28, 1998

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MR. SHAW: Correct.

MR. PETRO: Thank you.

RESULTS OF P.E. MEETING

DATE: January 28, 1978

PROJECT NAME: Windsor Woods PROJECT NUMBER 94-1

LEAD AGENCY: * NEGATIVE DEC:

M) S) VOTE: A N * M) S) VOTE: A N

CARRIED: YES NO * CARRIED: YES: NO

PUBLIC HEARING: M) S) VOTE: A N

WAIVED: YES NO

SEND TO OR. CO. PLANNING: M) S) VOTE: A N YES NO

SEND TO DEPT. OF TRANSPORT: M) S) VOTE: A N YES NO

DISAPP: REFER TO Z.E.A.: M) S) VOTE: A N YES NO

RETURN TO WORK SHOP: YES NO

APPROVAL:

M) S) VOTE: A N APPROVED:

M) S) VOTE: A N APPR. CONDITIONALLY:

NEED NEW PLANS: YES NO

DISCUSSION/APPROVAL CONDITIONS:

31 Lots

Applicant to loop water line to Moores Hill Rd.

Original Preliminary Approval still Valid

DATE: April 13, 1994

PROJECT NAME: Whispering Willows Sub. PROJECT NUMBER 94-1

* * * * *

*

* NEGATIVE DEC:

M) _____ S) _____ VOTE: A _____ N _____

*

* M) _____ S) _____ VOTE: A _____ N _____

CARRIED: YES _____ NO _____

*

* CARRIED: YES: _____ NO _____

* * * * *

PUBLIC HEARING: M) S) VOTE: A N

WAIVED: YES_____ NO_____

SEND TO OR. CO. PLANNING: M) S) VOTE: A N YES NO

SEND TO DEPT. OF TRANSPORT: M) S) VOTE:A N YES NO

DISAPP: REFER TO Z.B.A.: M) S) VOTE: A N YES NO

RETURN TO WORK SHOP: YES NO

APPROVAL:

M) V S) VOTE: A 4 N 0 APPROVED:

PRELIMINARY

APPROVED: _____

M) S) VOTE: A N APPR. CONDITIONALLY:

NEED NEW PLANS: YES NO

DISCUSSION/APPROVAL CONDITIONS:

WINDSOR WOODS (FORMERLY BLOSSOM HEIGHTS) SUBDIVISION
(94-1) OFF RILEY ROAD

Gregory Shaw of Shaw Engineering appeared before the board for this proposal.

MR. SHAW: Good evening,

MR. PETRO: Before you start, I'd like to read something into the minutes, please. This is on March 24, 1994, as you know, we all had a public hearing at the last meeting on this applicant, talked with Laurie at the Sewer Department regarding the complaint made at the public hearing by Mr. Raymond Ortiz, he complained that he had trouble with his sewer which connects at the intersection of Red Maple Way and Riley Road in front of his home. Laurie said she checked through all the complaints for 1991, '92, '93 and 1994. She could not find any record of a complaint made by Mr. Ortiz. And this letter was written by Myra Mason, Planning Board secretary.

MR. VAN LEEUWEN: That is why he left in such a hurry.

MR. SHAW: Two weeks ago, we had a public hearing for this project. We concluded the public hearing that night and the board also made a determination under SEQRA. We received review comments from your engineer and following that meeting, we made the necessary changes and have resubmitted to your board. We'll be asking you for preliminary subdivision approval tonight and while your deliberating the merits of the application, maybe I can just give you a quick overview of the subdivision. As you are all aware, Blossom Heights Subdivision was approved as an 11 lot subdivision. When that project commenced construction, it took on the name of Windsor Woods Development, Windsor Woods Subdivision. Presently, on the site for Phase 1 are two roadways known as Red Maple Way, Old Hemlock Drive, both of them terminate in a cul-de-sac. Following the subsequent phases of Windsor Woods we'll remove the two temporary cul-de-sacs and extend the road systems specifically Red Maple Way from Riley Road out to Moores Hill Road and Old Hemlock Drive will also be extended into a new road known as Trailside Drive

which will intersect with Red Maple Way. And again, that will take you out onto Moores Hill Road. We're requesting that the subsequent phases of Windsor Woods total 38 lots, they'll be developed in three specific phases. Phase 1 will consist of 15 lots, Phase 2 will consist of 16 lots and Phase 3, excuse me, I'll have to renumber, number 3, 4 and 5, Phases 1 and 2 are in the first section of Blossom Heights, Phase 5 will be 7 lots. We have sewer commitment. We have purchased capacity for the 31 lots of phases 3 and 4. We'll be asking this board for preliminary subdivision approval on all 38 lots. We'll come back to this board for final subdivision approval on Phases 3 and 4 totalling 31 lots. The remaining phase consists of 7 lots, cannot be approved by this board until we secure sewer capacity for it.

MR. DUBALDI: Who are you buying the points from again?

MR. SHAW: Majestic Weaving Group.

MR. SHAW: Just a quick overview of the subdivision, again 38 lots, all the roads will be built to Town specifications. They'll vary from a minimum of one percent slope to a maximum of ten percent slope. They'll be built according to the Town specs and they'll be offered for dedication to the Town. With respect to the sanitary sewer system, each lot will be provided by municipal sewers. Again we have purchased capacity for 31 lots of the 38 in the subdivision. With respect to water, each lot will be serviced by municipal water. Presently, Phase 1 is serviced by wells. There are dry water mains installed in the road beds of Phase 1. We realize full well that before we get a Certificate of Occupancy on a unit of Phase 3, which will be the next subsequent lot of Windsor Woods, we'll have to go down to Route 207 and bring a 12 inch water main up Riley Road and intersect to the dry water main on Red Maple Way. We'll also have to pick up at the temporary cul-de-sacs where the dry water mains end and extend them through the site. We'll be bringing a 12 inch main up Riley Road, not only to benefit our subdivision, but also the residents of Riley Road and upon successful installation and testing, that also will be offered for dedication to the Town. In

summation again 38 lots we're in an R-3 zone, the minimum lot area I believe is 21,780 square feet, each lot meets that criteria plus lot width and lot depth.

MR. VAN LEEUWEN: What's your average lot width?

MR. SHAW: Average?

MR. VAN LEEUWEN: Give me the most and the least.

MR. SHAW: Greater than 100 feet, that is your minimum, I don't know what it is, Hank.

MR. VAN LEEUWEN: Are you going to put sidewalks?

MR. SHAW: No.

MR. VAN LEEUWEN: You're looking for rural specs for this?

MR. SHAW: What we're looking for is the road spec installed and improved in Phase 1, 30 feet wide and in addition to 30 foot width paved macadam swales. It was a hybrid road spec which was approved by a highway superintendent for Phase 1 and for Phase 2.

MR. EDSALL: Just inserting just for the record the Town board has currently reactivated their evaluation of adopting revised Town road specs. It is very likely that during the next several months that will be an issue that the Town Board may in fact agree to and adopt so there's a chance that from this time when you move on to other agencies to when you come back for final there may be an upgrade on the road specs. We'll keep you advised so although the hybrid road spec is an improvement and although at this point it looks like the road spec that everyone will agree to except it may be changing.

MR. PETRO: Also for the minutes, municipal fire approved on February 24, 1994, municipal highway approved and 4/4/94, see memo no file. That is regarding two of the contours which Mr. Fay and Mr. Shaw seem to agree upon at this time.

MR. LANDER: Mr. Shaw, you said this is a hybrid road spec that you have here?

MR. SHAW: Correct, that is a road spec that exists in Phase 1.

MR. VAN LEEUWEN: I never heard that term used.

MR. LANDER: That means he came up with it.

MR. VAN LEEUWEN: Pulled that one out of the hat.

MR. PETRO: Greg, what about the material which Mark is talking about on number 2?

MR. SHAW: What Mark is saying, correct me if I am wrong, Mark, is that there are certain areas that fill is going to be required more than one or two feet, especially when we get into the low lying area we're going to have to put a culver in and bring in fill. What Mark is saying even though it's classified as fill, it's still the foundation material for a road and he wants to make sure that the material that is used in the roadbed is adequate and can support a road, not clay material, material that will deteriorate in time.

MR. PETRO: Run-a-bank or Item 4?

MR. SHAW: To satisfy Mark and the Highway Superintendent.

MR. EDSALL: Good chance the new road spec will not leave that option opened. It will clearly indicate what depth of fill is required.

MR. PETRO: On the outstanding issues from the public hearing Mark, you mentioned two outstanding, one I believe is outstanding headlight annoyance on Riley Road. The other one was the fencing along the aqueduct property. I think at that meeting, we had decided that there, that it was not necessary. I don't remember all the details.

MR. VAN LEEUWEN: We didn't make a decision.

MR. EDSALL: I don't believe you made a decision. I think it would be wise to get something into the record.

MR. SHAW: I think the board decided to defer the decision to final approval of that last phase which involves the fence. In other words, the fence that they are referring to is along the property of the aqueduct.

MR. PETRO: It was supposed to be a wooded area along the aqueduct.

MR. SHAW: We cannot build this phase until we get sewer capacity which is down the road. And my recollection is the board deferred till final approval as to how they are going to handle this request for a fence. It's not germane to the next two sections which are going to be built and we don't have sewer capacity for the left section. That is my recollection.

MR. PETRO: We also had a letter from New York City.

MR. EDSALL: That was the basis of it.

MR. PETRO: So we'll get back to that at that time.

MR. VAN LEEUWEN: I don't know if we want to hold it off till the last section but we should discuss it amongst ourselves.

MR. PETRO: And the headlight annoyance, do you have any way to buffer that on Riley Road kind of shrubbery?

MR. HILDRETH: That was the guy that complained about the sewer. I don't recall any discussion about the headlights.

MR. EDSALL: I believe one person had commented that the existing Red Maple Way causes a nuisance and he was concerned about the additional traffic and I don't know that there's any way we can put some screening.

MR. SHAW: Riley Road, not Moores Hill?

MR. EDSALL: That is my recollection.

MR. SHAW: So it is Phase 1 we're referring to, not Moores Hill Road.

MR. VAN LEEUWEN: Why don't you get together.

MR. HILDRETH: There's a house right here.

MR. LANDER: You can move that road a hundred feet each way and there'd still be a house across the entrance.

MR. BABCOCK: That road is in.

MR. VAN LEEUWEN: Greg, why don't you go to those people across the way, discuss it with them and ask them to send a letter to their satisfaction.

MR. PETRO: Maybe put a few shrubs.

MR. VAN LEEUWEN: Maybe put a few hemlocks.

MR. SHAW: How about this. It's a continuation of your thought, all right, we're obviously asking for preliminary. If the board feels confident that they can give preliminary, we'll approach the gentleman and again, I'm spending Sol's money, we'll approach him and see what landscaping will be appropriate and we'll have this issue addressed before final. There will be a resolution.

MR. PETRO: We're not going to hold up preliminary. Come up with something, give us an idea or letter what you're going to do and that is fine.

MR. EDSALL: By no means did I feel that either of these issues was enough to even consider holding up preliminary. I wanted to see if we can shake him out.

MR. SHAW: For a few hundred dollars, we'll make a very happy neighbor.

MR. VAN LEEUWEN: We like our residents in this Town happy.

April 13, 1994

19"

MR. PETRO: I think number 3, I don't think the board has to get involved. Why don't you work that out.

MR. EDSALL: Comment number 3 was presented more for Greg's benefit so we can continue to work together on the plan.

MR. PETRO: Do you agree?

MR. DUBALDI: Yes.

MR. PETRO: Let them work that out.

MR. EDSALL: You'll note that one I indicate that should be taken care of after preliminary.

MR. VAN LEEUWEN: We still have lots of time to straighten this thing out. We have time. I make a motion we grant preliminary approval.

MR. LANDER: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board grant preliminary approval for Windsor Woods major subdivision, formerly Blossom Heights subdivision on Riley Road.

MR. EDSALL: Did we make a negative dec on the revised application Myra?

MR. SHAW: Yes, last meeting.

MR. PETRO: Any further discussion from the board members? If not, roll call.

ROLL CALL

MR. VAN LEEUWEN	AYE
MR. LANDER	AYE
MR. PETRO	AYE
MR. DUBALDI	AYE

MR. VAN LEEUWEN: I'd like to see that homeowner problem cleared up with the lights coming into the yard.

April 13, 1994

20

MR. SHAW: There's the man that will take care of it,
he heard you loud and clear.

MEMORANDUM FOR FILE

DATE: March 24, 1994

On this date: I talked to Laurie at the Sewer Dept.
regarding the complaint made at the Public Hearing
for Blossom Hts. Sub. by Mr. Ramon Ortiz (32-2-87)
He complained that he had trouble with his sewer,
which connects at the intersection of Red Maple Way
and Riley Road in front of his house.

Laurie said she checked through all the complaints
for 1992, 1993, & 1994. She could not find any
record of a complaint made by Mr. Ortiz

Myra



McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.

RICHARD D. McGOEY, P.E.
WILLIAM J. HAUSER, P.E.
MARK J. EDSALL, P.E.
JAMES M. FARR, P.E.

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TOWN OF NEW WINDSOR
PLANNING BOARD
REVIEW COMMENTS

PROJECT NAME: WINDSOR WOODS MAJOR SUBDIVISION
(FORMERLY BLOSSOM HEIGHTS SUBDIVISION)
PROJECT LOCATION: OFF RILEY ROAD AND MOORES HILL ROAD
SECTION 32-BLOCK 2-LOT 103
PROJECT NUMBER: 94-1
DATE: 23 MARCH 1994
DESCRIPTION: THIS APPLICATION PROPOSES A REVISED PRELIMINARY
LAYOUT FOR THE BALANCE OF THE FORMER MAJOR
SUBDIVISION, WITH AN INCREASE IN THE LOT COUNT
FROM 31 TO 38 SINGLE-FAMILY LOTS. THE PLAN WAS
REVIEWED ON A PRELIMINARY BASIS.

1. As the Board is aware, this project received preliminary subdivision approval for the overall layout and subsequently received final approval for Sections 1 and 2 of the phased subdivision. At this time, the Applicant is submitting a reconfigured subdivision layout for the subdivision of the remaining lands of the overall project, breaking same into Sections 3, 4 and 5. As a result of the designed availability of both sewer and water facilities for the project, the lot count has been increased from 31 to 38 single-family lots.

Notwithstanding the fact that the Planning Board has previously granted this (overall) major subdivision a preliminary approval, and has performed a review of environmental significance under the SEQRA review process, the Board is now performing another preliminary review of the project, with an understanding that the subdivision layout is substantially similar to the previously approved layout (with the exception being the minor increase in lot count). The Board determined that it is appropriate, both as the Town authority reviewing subdivisions and as the Lead Agency, to hold an additional preliminary Public Hearing for this revised layout. Based on this approach, it is my recommendation that the Board seek input from the public for both new information relative to this property and project and, as well, any information specifically related to the changes in the subdivision layout. The Chairman should advise the public that there is no need to repeat previous comments since all previous comments from the initial Public Hearing will remain on record.

TOWN OF NEW WINDSOR
PLANNING BOARD
REVIEW COMMENTS

-2-

PROJECT NAME: WINDSOR WOODS MAJOR SUBDIVISION
(FORMERLY BLOSSOM HEIGHTS SUBDIVISION)
PROJECT LOCATION: OFF RILEY ROAD AND MOORS HILL ROAD
SECTION 32-BLOCK 2-LOT 103
PROJECT NUMBER: 94-1
DATE: 23 MARCH 1994

2. I have performed a preliminary review of the plans for Sections 3, 4 and 5 of the major subdivision and have identified areas of concern which require further discussion with the Applicant and his Engineer. These items are as listed hereinbelow.
3. Sheet 8 of the subdivision plans, the survey plan, includes a bulk table for minimum requirements. The plan table should be expanded to include all bulk requirements for the zone. As well, notwithstanding the fact that the table does not provide all the "proposed" values for all lots of the subdivision, our review appears to indicate that all lots do comply with the minimum bulk requirements.
4. With regard to the roadway configuration for the subdivision, my preliminary areas of concern are as follows:
 - a. The Board will note that the subdivision layout basically consists of three (3) roadways through the parcel. Red Maple Way and Hemlock Drive are generally of reasonable slopes within the subdivision, with the exception of the portion of Old Hemlock Drive which is within Section 1 (which was a problem during construction). My concern is generally related to the slope of Trailside Drive, as well as the specific comments regarding intersections also noted below.
 - b. I am concerned with regard to the vertical curve configuration of some of the intersections of roadways within the subdivision and, as well, the cross-slope of the intersections of the "thru-roads". This should be further discussed.
 - c. In conjunction with the slope and curve reviews noted above, it is essential that sight distances be closely evaluated for all intersections and, as well, all vertical curve grade transitions.
 - d. Several areas of the roadway include fill areas which require further definition of the type material to be utilized for the fill. Based on previous observations, it is doubtful that the on-site "borrow" material is acceptable for under-road fill areas.

TOWN OF NEW WINDSOR
PLANNING BOARD
REVIEW COMMENTS

-3-

PROJECT NAME: WINDSOR WOODS MAJOR SUBDIVISION
(FORMERLY BLOSSOM HEIGHTS SUBDIVISION)
PROJECT LOCATION: OFF RILEY ROAD AND MOORS HILL ROAD
SECTION 32-BLOCK 2-LOT 103
PROJECT NUMBER: 94-1
DATE: 23 MARCH 1994

- e. As part of the final subdivision design of the project, all stormwater piping must be properly sized. In addition, the box culvert must be properly sized and construction grade plans prepared.
 - f. The plan should address the need for drainage easements in the area of the box culvert and adjacent piping systems. Further, it may be appropriate to prepare appropriate drainage easements and deed restrictions with regard to the modification of (and the needed maintenance requirement for) the major drainage course running through the west side of the property.
 - g. The catch basin detail on Sheet 7 includes a top grate section which does not conform to the Town typical standard. This detail should be further discussed.
 - h. The entirety of the roadway design and my comments above require further review by the Highway Superintendent.
5. With regard to the water distribution system and sewer collection systems depicted on the plans, it is obviously understood that these systems will require complete application packages for submittal to the Orange County Department of Health and New York State Department of Environmental Conservation, respectively. Upon completion of these application packages by the developer's engineer, same should be submitted to our office for review prior to the execution of the application form by the Town Supervisor. At this time I have some initial comments/suggestions with regard to the utility layout, which I will review with the Applicant's Engineer at his convenience.
6. Upon hearing the comment of the public at the additional hearing scheduled for tonight, the Board should consider all information with a goal to determine if the previously issued negative declaration remains valid for the project. If it is the Board's opinion that no significant change has occurred, nor has any new information been identified which would lead the Board to believe that this project will likely have a significant environmental impact, the Board should affirm their negative declaration (as previously issued).

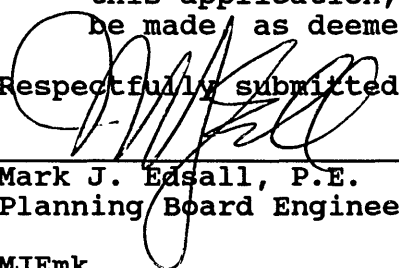
TOWN OF NEW WINDSOR
PLANNING BOARD
REVIEW COMMENTS

-4-

PROJECT NAME: WINDSOR WOODS MAJOR SUBDIVISION
(FORMERLY BLOSSOM HEIGHTS SUBDIVISION)
PROJECT LOCATION: OFF RILEY ROAD AND MOORS HILL ROAD
SECTION 32-BLOCK 2-LOT 103
PROJECT NUMBER: 94-1
DATE: 23 MARCH 1994

7. Once the Board has completed the SEQRA review and has considered all information presented at this time, a determination should be made whether any additional information is required at the preliminary stage and, if not, the Board may wish to consider issuance of a new preliminary approval for Sections, 3, 4 and 5, such that the Applicant can proceed with the final design, agency applications, and final subdivision plans for each phase.
8. At such time that the Planning Board has made further review of this application, further engineering reviews and comments will be made as deemed necessary by the Board.

Respectfully submitted,



Mark J. Edsall, P.E.
Planning Board Engineer

MJEmk

A:WIND-WO2.mk

"Public Hearing"

⑤ ^V to Close P.H.

RESULTS OF P.B. MEETING

4 Ayes 0 Nays

DATE: March 23, 1974

PROJECT NAME: Blossom Hts / Windsor Wood PROJECT NUMBER 941

* * * * *

LEAD AGENCY:

* NEGATIVE DEC:

M) V S) L VOTE: A 4 N 0

* M) V S) L VOTE: A 4 N 0

CARRIED: YES ✓ NO

* CARRIED: YES: ✓ NO

* * * * *

PUBLIC HEARING: M) S) VOTE: A N

WAIVED: YES NO

SEND TO OR. CO. PLANNING: M) S) VOTE: A N YES NO

SEND TO DEPT. OF TRANSPORT: M) S) VOTE: A N YES NO

DISAPP: REFER TO Z.B.A.: M) S) VOTE: A N YES NO

RETURN TO WORK SHOP: YES NO

APPROVAL:

M) S) VOTE: A N APPROVED:

M) S) VOTE: A N APPR. CONDITIONALLY:

NEED NEW PLANS: YES NO

DISCUSSION/APPROVAL CONDITIONS:

Mark to follow up roads with skip

Mike to check on sewer plug up



CITY OF NEWBURGH

CITY MANAGER'S OFFICE

CITY HALL
NEWBURGH, NEW YORK
12550
Phone (914) 665-3333

MATTHEW B. GALLIGAN
City Manager

26 January 1988

Town of New Windsor
Planning Board
555 Union Avenue
New Windsor, New York 12550

ATTENTION: HENRY SCHEIBLE, CHAIRMAN


SUBJECT: BLOSSOM HEIGHTS MAJOR SUBDIVISION;
TOWN OF NEW WINDSOR (Our File # 87-56)

Dear Mr. Scheible:


This letter shall confirm that I have reviewed the major subdivision plan for the Blossom Heights project which is currently under review by your Board with the City Consulting Engineer. We understand that your Board took the Lead Agency position required under the State Environmental Quality Review Act and will be soon making a determination of the environmental significance of the project.

Based on our cursory review of the plan, please be advised that the City of Newburgh has minimal concern with regard to this residential development nor any additional input regarding the SEQRA process. Should you have any questions concerning the above, please do not hesitate to contact the undersigned.

Very truly yours,


Matthew B. Galligan
City Manager

cc: William J. Hauser, P.E., City Consulting Engineer
Mark J. Edsall, P.E., Town Planning Board Engineer

Revised Policy & Meeting 



1763

TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK 12553

February 4, 1994

Grevas & Hildreth
33 Quassaick Avenue
New Windsor, New York 12553

Re: 32-2-103.2

Dear Mr. Hildreth:

According to our records, the attached is a list of all properties contiguous to the above referenced property.

The charge for this service is \$35.00, minus your deposit of \$25.00. Please remit the balance of \$10.00 to the Town Clerk's office.

Sincerely,

A handwritten signature in cursive script that reads "Leslie Cook". The signature is written in dark ink and includes a stylized flourish at the end.

LESLIE COOK
Sole Assessor

LC/cp
Attachments
cc: Myra Mason

- ✓ Purdy, Dale A. & Frank W. & Scott E.. ETAL
109 Moores Hill Rd.
New Windsor, NY 12553
- ✓ McQuiston, Linda J.
396B Moores Hill Rd.
New Windsor, NY 12553
- ✓ Miller, Frederick K. & Gina M. Pagani-Miller
397 Moores Hill Rd.
New Windsor, NY 12553
- ✓ Molloy, Thomas J. & Gina A.
398 Moores Hill Rd.
New Windsor, NY 12553
- ✓ Petzold, Rudolph G. & Edith I.
Box 10712
Newburgh, NY 12550
- ✓ Raiani, Philip & Guiomar P.
1740 Kings St.
Scotch Plains, NJ 07023
- ✓ Wilson, Louise C.
Box 22D Riley Rd.
New Windsor, NY 12553
- ✓ Temple, Linda A. & Richard H.
RD2 Riley Rd.
New Windsor, NY 12553
- ✓ Sherman, Arthur W.
8501 Lincoln Boulevard
Los Angeles, CA 90045
- ✓ Newburgh Water Supply
City Comptroller
City Hall
Newburgh, NY 12550
- ✓ Ortiz, Ramon L.
Riley Rd.
New Windsor, NY 12553
- ✓ Kardel, Stanley Jr.
Riley Rd.
New Windsor, NY 12553
- ✓ McQuade, Sean & Maureen
10 Red Maple Way
New Windsor, NY 12553

- ✓ Ayala, Benjamin & Victoria
8 Red Maple Way
New Windsor, NY 12553
- ✓ Patrick, Jerry Michael & Glenda Lee
5 Hemlock Dr.
New Windsor, NY 12553
- ✓ Digiugno, Andrew Jr. & Suzie
18 Hemlock Dr.
New Windsor, NY 12553
- ✓ Moores Hill Estates Inc.
c/o Jacob Deutsch
1 Kennedy Court
Monroe, NY 10950
- ✓ Svitak, Francis J. & Jeanette
Box 244 Moores Hill Rd.
New Windsor, NY 12553
- ✓ Svitak, Francis & Jennette
Box 395 Moores Hill Rd.
New Windsor, NY 12553
- ✓ New York City Dept. of E P
c/o City of New York Dept. Bureau of Water Supply OWSL
465 Columbus Ave.
Suite 350
Valhalla, NY 10595

20 Above Names + Addresses
5 Town Officials
25 Total Envelopes mailed

Legal Notice
~~~~~

NOTICE IS HEREBY GIVEN that the PLANNING BOARD of the TOWN OF NEW WINDSOR, County of Orange, State of New York will hold a PUBLIC HEARING at Town Hall, 555 Union Avenue, New Windsor, New York on 23 March 1994 at 7:30 P.M. on the approval of the proposed Subdivision of Lands of Windsor Woods, formerly known as Blossom Heights located on the East side of Moores Hill Road, Tax Map Section 32 Block 2 Lot No. 103. Map of the Subdivision of Lands is on file and may be inspected at the Town Clerk's Office, Town Hall, 555 Union Avenue, New Windsor, N.Y. prior to the Public Hearing.

Date: 23 February 1994

By Order of

Town of New Windsor Planning Board

James R. Petro, Jr.

Chairman





New York City  
Department of  
Environmental  
Protection

March 22, 1994

Bureau of Water  
Supply & Wastewater  
Collection

FAXED 3/22/94

James R. Petro Jr., Chairman  
Town of New Windsor Planning Board  
Town Hall  
555 Union Avenue  
New Windsor, New York 12553

Sources Division  
Environmental Programs

Re: Planning Board Hearing  
March 23, 1994  
TM: Sec. 32 Bl. 2 Lot 103

Office of  
Water Supply Lands  
(OWSL)  
(914) 742-2070

Dear Mr. Petro:

465 Columbus Ave.  
Suite 350  
Valhalla, New York 10595-  
1336

This pertains to an application for amended subdivision approval of the proposed thirty eight lot Windsor Woods Subdivision (formerly known as Blossom Heights Subdivision) located on Moores Hill Road.

MARILYN GELBER  
Commissioner

Please be advised that this Department is concerned with the potential impacts a subdivision of this nature could have on the integrity of the Catskill Aqueduct which is located directly adjacent to the southern side of subdivision lots 35 and 36.

RICHARD D. GAINER, P.E.  
Deputy Commissioner

Before the Board's final decision, we would appreciate it if the Town required the applicant to erect a substantial seven feet high chain link fence along the City's property line separating subject lots from City property and thereby preventing trespass/dumping on the Catskill Aqueduct.

Very truly yours,

A handwritten signature in cursive script, appearing to read 'Marilyn Shanahan', written over a horizontal line.

Marilyn Shanahan  
Manager

Office of Water Supply Lands

VM:ur

RESULTS OF P.B. MEETING

DATE: February 23, 1994

PROJECT NAME: Blossom Mt. Sub PROJECT NUMBER 74-1

\*\*\*\*\*

LEAD AGENCY:

\*

NEGATIVE DEC:

\*

M)\_\_\_ S)\_\_\_ VOTE:A\_\_\_N\_\_\_

\*

M)\_\_\_ S)\_\_\_ VOTE:A\_\_\_N\_\_\_

CARRIED: YES\_\_\_NO\_\_\_

\*

CARRIED: YES:\_\_\_NO\_\_\_

\*\*\*\*\*

PUBLIC HEARING: M)\_\_\_ S)\_\_\_ VOTE:A\_\_\_N\_\_\_

WAIVED: YES\_\_\_NO\_\_\_

SEND TO OR. CO. PLANNING: M)\_\_\_S)\_\_\_ VOTE:A\_\_\_N\_\_\_YES\_\_\_NO\_\_\_

SEND TO DEPT. OF TRANSPORT: M)\_\_\_S)\_\_\_ VOTE:A\_\_\_N\_\_\_YES\_\_\_NO\_\_\_

DISAPP: REFER TO Z.B.A.: M)\_\_\_S)\_\_\_ VOTE:A\_\_\_N\_\_\_YES\_\_\_NO\_\_\_

RETURN TO WORK SHOP: YES\_\_\_NO\_\_\_

APPROVAL:

M)\_\_\_S)\_\_\_ VOTE:A\_\_\_N\_\_\_ APPROVED:\_\_\_\_\_

M)\_\_\_S)\_\_\_ VOTE:A\_\_\_N\_\_\_ APPR. CONDITIONALLY:\_\_\_\_\_

NEED NEW PLANS: YES\_\_\_NO\_\_\_

DISCUSSION/APPROVAL CONDITIONS:\_\_\_\_\_

Set for P.H. Date.

Need full E.A.F. for P.H. & Shading Plan  
before P.H.

BLOSSOM HEIGHTS SUBDIVISION (94-1) MOORES HILL ROAD

William Hildreth of Grevas and Hildreth appeared before the board for this proposal.

MR. HILDRETH: These are in response to the comments we received at the last meeting. What you have is a preliminary layout, you have road gradings, road profiles and utility layout. What we'd like to ask the Planning Board to do tonight is set us up for public hearing next month. At that time, we'll also have more detailed grading plans and some other things I guess that Greg Shaw is working on.

MR. PETRO: We had asked to do a couple revisions to this plan at the last meeting, can you refresh our memory or was Greg here.

MR. HILDRETH: We were both here.

MR. PETRO: Why did we not send you last month?

MR. HILDRETH: You wanted to see road grading. There were some other things as well. The subdivision sheet which is the last sheet has a table of lot areas is showing compliance, all the frontages are listed on the subdivision plan so all the lots work. So at this point as the design goes further on we'll have to wait and see.

MR. PETRO: That was the only request we had before we set up a public hearing. I believe revised plan showing road grading and contours of roads including additional lots. Where is that?

MR. HILDRETH: If you look to the south, the Section 5 we're showing that is divided up into lots, final approval that will be one big lot to maintain the 31 lots.

MR. PETRO: I remember that one now. Just for the record, Windsor Woods major subdivision and Blossom Heights subdivision is one in the same?

MR. HILDRETH: That is correct. Started out Blossom

Heights, the company Windsor Woods Inc. now in order to keep it tied together, particularly for County Health because the first time they saw it, it was Blossom Heights. We wanted to keep the two names on there. If there's another way you want to do it, we'd be more than happy to.

MR. PETRO: I don't have a problem. I think on the agenda we should put probably both at least both.

MR. HILDRETH: The reason we're doing both is for the Health Department submittals. If we submit Windsor Woods, they would not know the difference between them and Blossom Heights.

MR. HILDRETH: Crosshatch lot lines are Section One which is virtually complete. I think there's one or two empty lots left. I heard discussion from Bobby Rogers that they have to add the word old to the 911.

MR. DUBALDI: We already have a Hemlock Drive in New Windsor.

MR. HILDRETH: I think that is why. So all the plans have to conform to that, the new name of Old Hemlock Drive.

MR. PETRO: I think unless Carmen or Ron have any problems, we're ready to set up a public hearing, if you have any objections to that?

MR. DUBALDI: No.

MR. LANDER: No.

MR. PETRO: Okay, Myra can we set up a public hearing for this application? Do we have everything we need here? Do you have anything to add at this time or wait until the public hearing?

MR. EDSALL: I'll have my technical review comments at that meeting. Just so Bill's aware, I'm suggesting that the board require a full EAF as part of the package that is going to be made available for public review and then as well, obviously Greg has committed

himself to finishing the rough grading plan for the construction of the roads and rough grading for the overall site and those two elements are not part of the package for tonight have to be completed in sufficient time so that they are posted for public review. Obviously, setting the date is conditional on that being done.

MR. PETRO: We'll take care of it. Set it up and you'll be notified.

MR. HILDRETH: Talk to Myra tomorrow then, right?

MR. PETRO: Yes.

MR. HILDRETH: Thank you.



McGOEY, HAUSER and EDSALL  
CONSULTING ENGINEERS P.C.

RICHARD D. McGOEY, P.E.  
WILLIAM J. HAUSER, P.E.  
MARK J. EDSALL, P.E.  
JAMES M. FARR, P.E.

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- ☐ **Branch Office**  
400 Broad Street  
Milford, Pennsylvania 18337  
(717) 296-2765

TOWN OF NEW WINDSOR  
PLANNING BOARD  
REVIEW COMMENTS


PROJECT NAME: WINDSOR WOODS MAJOR SUBDIVISION  
PROJECT LOCATION: OFF RILEY ROAD AND MOORS HILL ROAD  
SECTION 32-BLOCK 2-LOT 103  
PROJECT NUMBER: 94-1  
DATE: 23 FEBRUARY 1994  
DESCRIPTION: THE APPLICATION INVOLVES THE PROPOSED AMENDMENT OF  
THE OVERALL SUBDIVISION PLAN FOR THE WINDSOR WOODS  
SUBDIVISION, FORMERLY KNOWN AS THE BLOSSOM HEIGHTS  
SUBDIVISION.

1. The Board should note that the Applicant has submitted extensive plans for this proposed major subdivision. It is my understanding that the Board has previously determined that a new Public Hearing is appropriate for this amendment. It is my recommendation that the Board authorize the scheduling of the Public Hearing, with the date to be coordinated between the Planning Board Secretary and Applicant.

The Board should be aware that my technical review of these plans is currently in progress and I will advise the Board of my comments at or following the Public Hearing.

2. The Applicant has submitted a Short Environmental Assessment Form for the project. It is my recommendation that the Board require the submission of a Full Environmental Assessment Form as part of the preliminary Public Hearing package.

Respectfully submitted,

  
Mark J. Edsall, P.E.  
Planning Board Engineer

MJEmk

A:WIND-WO.mk

RESULTS OF P.B. MEETING

DATE: January 12, 1994

PROJECT NAME: Blossum Ab Sub. PROJECT NUMBER 741

\*\*\*\*\*

LEAD AGENCY:

\* NEGATIVE DEC:

M)\_\_\_ S)\_\_\_ VOTE:A\_\_\_ N\_\_\_

\* M)\_\_\_ S)\_\_\_ VOTE:A\_\_\_ N\_\_\_

CARRIED: YES\_\_\_ NO\_\_\_

\* CARRIED: YES:\_\_\_ NO\_\_\_

\*\*\*\*\*

PUBLIC HEARING: M)\_\_\_ S)\_\_\_ VOTE:A\_\_\_ N\_\_\_

WAIVED: YES\_\_\_ NO\_\_\_

SEND TO OR. CO. PLANNING: M)\_\_\_ S)\_\_\_ VOTE:A\_\_\_ N\_\_\_ YES\_\_\_ NO\_\_\_

SEND TO DEPT. OF TRANSPORT: M)\_\_\_ S)\_\_\_ VOTE:A\_\_\_ N\_\_\_ YES\_\_\_ NO\_\_\_

DISAPP: REFER TO Z.B.A.: M)\_\_\_ S)\_\_\_ VOTE:A\_\_\_ N\_\_\_ YES\_\_\_ NO\_\_\_

RETURN TO WORK SHOP: YES\_\_\_ NO\_\_\_

APPROVAL:

M)\_\_\_ S)\_\_\_ VOTE:A\_\_\_ N\_\_\_ APPROVED:\_\_\_

M)\_\_\_ S)\_\_\_ VOTE:A\_\_\_ N\_\_\_ APPR. CONDITIONALLY:\_\_\_

NEED NEW PLANS: YES\_\_\_ NO\_\_\_

DISCUSSION/APPROVAL CONDITIONS:\_\_\_

Raise plan showing grading + contours of roads include addition to

next

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

BLOSSOM HEIGHTS SUBDIVISION (94-1) MOORES HILL ROAD

Gregory Shaw, P.E. of Shaw Engineering and William Hildreth, P.E. of Grevas and Hildreth appeared before the board for this proposal.

MR. PETRO: Sum up real quick why you are here and what you're doing.

MR. HILDRETH: What we're here for is to amend the preliminary plan. The original plan called for 42 lots of course Section One is pretty much done that is 11 lots that left 31 lots. Now with the advent of water by the way these lots were sized for wells and municipal sewers. Now, with the availability of both water and sewer, this plan reflects downsizing the lots to the half acre lot size maintaining all the other bulk requirements and the 31st lot is now this larger chunk in the back which will be left alone and can't be further subdivided until we get extensions on water and sewer. We're not asking for any more lots, just want to downsize them. The road, linear footage is about the same, little bit of changes in locations to try to help the grading, considering what we have out there basically that is it.

MR. VAN LEEUWEN: Since when did we get water out there?

MR. HILDRETH: Well, no, this can't happen until that water main gets extended but there's an approved, Greg can address this, there's an approved off-site water supply.

MR. SHAW: Background 1987, this board granted preliminary subdivision approval for 42 lots supposed to be developed in I believe three phases. There's an approved subdivision plan in the file. The lots were sized according to your zoning based upon municipal sewers and wells. And the average lot size is three quarters of an acre. The board felt while it was all right to develop Phase One which is 11 lots with municipal sewers and wells, they wanted the balance of the site to be serviced by municipal water. Therefore in conjunction with the approval of Phase One, I



designed the water main going from Route 207 up Riley Road to the project. This water main was approved by the Town and approved by the Health Department and the developer who's with us tonight recognizes full well when he goes into Section 2, he is going to have to defray the cost of this Riley Road water main as Bill was mentioning, both lots approached were three quarters of an acre. Again wells they will not be serviced by wells. What we're doing coming into this board tonight asking for an amended preliminary subdivision approval based upon current zoning. We're not asking for anything that we're not entitled to.

MR. VAN LEEUWEN: My big question was is the water main in already?

MR. SHAW: No, it's not required to be installed until Phase Two is developed. It was not a requirement of the bonding with Phase One. All right. The water main on Riley Road was for Phase Two recognizing we put in dry sewers on Phase One, there are water mains in the new roads not charged with water, they'll not be until the water main up Riley Road is brought up.

MR. EDSALL: You meant dry water mains.

MR. VAN LEEUWEN: When is that going to happen?

MR. SHAW: That is going to happen when construction starts on Phase two.

MR. VAN LEEUWEN: You're going to put the water line from--

MR. SHAW: That is a requirement of this board.

MR. VAN LEEUWEN: Now you're ready to do that?

MR. SHAW: Yes and with that, we're asking for reduced lot size based upon the fact we're providing municipal water and sewer. An important point for Phase Two while Phase One obtained preliminary and final approval before the New York State DEC moratorium, my client has obtained sewer service from the former Majestic Weaving district and I believe there's a restriction on file at

Town Hall passed by the Town Board with respect to providing sewer service to this developer so we do have sewer service may I may add for 31 lots, 31 additional lots and only 31 lots if you take a look at revised scheme, the 31st lot is a rather large parcel of land, 7 acres in size.

MR. HILDRETH: Seven new lots is what we can get out of there so it's probably around 5 acres.

MR. SHAW: What we're proposing is that the board grant us preliminary approval on 31 lots recognizing that when sewer service is available, for the balance, for the 7 remaining lots which we're calling Section 5, that we would come back before this board and request a further subdivision of this large parcel of land and into 7 lots basically we're giving you the overall picture we're showing you what the end product is going to be a total build out and then we're pulling back saying we only have sewer service for 31 lots that is all we're asking for.

MR. SCHIEFER: How many did you originally have approved for water?

MR. HILDRETH: Original one was 42.

MR. SCHIEFER: I don't want to exceed approval because we may run into a water problem.

MR. HILDRETH: Leaves 31 and that is all.

MR. SCHIEFER: Less than what it was before, okay, that answers my question.

MR. HILDRETH: It's the same.

MR. SHAW: Reflects the exact same number of lots you gave preliminary back in '87.

MR. PETRO: What about the sewer system you're getting points, I guess from Majestic Weaving, do you have something in writing at this time? Are you still working on it?

MR. SHAW: I believe there's a contract that was today placed in the Planning Board's file, am I correct, Myra?

MRS. MASON: It was just signed by Mr. Silverman tonight.

MR. SILVERMAN: Gentlemen, ladies, good evening. The Town of Cornwall has an agreement with the Town of New Windsor, the Town of New Windsor has just issued a contract for Windsor Woods, all right, for this 12,400 gallons. Tad Seaman has faxed it over to me and passed it to Myra so I could sign it so the Supervisor could sign it and send it back to us. It's all been done, Mr. Seaman is aware of it. We have been waiting.

MR. PETRO: Your points are going to give you enough capacity for how many, the 31 lots not counting Section 5?

MR. SILVERMAN: And we realize we have to a pay for additional sewer capacity and at that point in time, then we can talk about it. We understand that we can't even talk about it.

MR. LANDER: We're going to need a public hearing on this.

MR. PETRO: Yes.

MR. VAN LEEUWEN: I suggest we set him up for a public hearing, go from there.

MR. HILDRETH: Let's make sure that there's something clear here about this lot count we're showing you 6 and eventually possibly a total of 37 because of this large lot, large enough to subdivide it but that isn't and cannot happen until we come back for water and sewer extensions. I just want to make sure that that was correct. What we're going to end up asking for final approval on and bring you designs for is the 31.

MR. VAN LEEUWEN: Right now 31 lots.

MR. PETRO: Mark, let me clarify a few things. You're

talking about the circle in this section addressing this to Mark, you're talking about the roads being looped enough that we don't need that?

MR. EDSALL: There's a temporary turnaround shown stuck into Section 5. I don't know what that is for.

MR. PETRO: There's going to be some grading problems on one section now before we do preliminary, are you going to be able to overcome those grading problems in the roads? You have a way to figure that out to 12 percent is it?

MR. EDSALL: Ten is the maximum unless they get a waiver.

MR. SHAW: What we would propose all right is that we proceed towards preliminary approval and if the board would feel so inclined to grant preliminary approval recognizing full well that it is incumbent upon the applicant and the engineer being myself to provide to Mark a grading plan to show that each and every one of the lots are buildable and for some reason, if the grading is not buildable, the preliminary approval, all right, for the 31 lots could be reduced accordingly if a lot was inaccessible.

MR. PETRO: What we're doing is making the applicant aware unless he can demonstrate the ten percent grade preliminary approval is obviously not.

MR. SHAW: What I would request is that the board grant preliminary approval then once we start the engineering work the first thing would happen would be grading plan be submitted to your engineer and have him review it before we went off to the other regulatory agencies, that being Health Department and DEC.

MR. PETRO: Applicant is aware that is the case?

MR. SILVERMAN: Yes.

MR. EDSALL: One of the other concerns not only road slope by side slopes that have proven themselves to be a problem so that is really what Greg is going to have

the most work to resolve is the slopes.

MR. LANDER: We have run across that before one of Biagini's was it? Name escapes me right now.

MR. BABCOCK: They can get all the slopes for roads, they've just got to do the cuts.

MR. LANDER: They are actually driving through a tunnel.

MR. PETRO: I know I don't have it on paper but it's somewhat feasible that it is going to be able to be worked out, there's no sense giving preliminary approval to anything when the best slope you're ever going to get is 6 percent you have an idea that this is going to work.

MR. SHAW: The roads will certainly work and what happens is when you grade from the road into the lot, dependent upon how much vertical differential you have to make up, well maybe you're going to put a different unit type on the lot, that has a lot of vertical differential than when it's relatively flat so each and every lot is going to have to be looked at, not just to grade it for the sake of grading it by Mr. Silverman, who's an architect, is going to have to come up with a prototype of a unit that can be placed on the site that works with the grading. Such as if you have a lot of vertical differential maybe you have a side loading garage that will come in at a lower level to try and minimize the grading that is going to have to be accomplished.

MR. LANDER: Will it work or not work? Can you get the grades or not?

MR. SILVERMAN: Maybe I can answer that simply. The conditions that are out there now, the condition on the second and third phase are very similar to what's out there now and if anything they are a little better. We got the first section to work, we got 9 houses out of 11, we'll get this one to work.

MR. PETRO: Once after preliminary you're going to have

to demonstrate that it will work, I guess we're making you aware of that.

MR. VAN LEEUWEN: Can I ask you a question? Lot 6 and lot 12, how come that odd shape dogleg on lot 12 and lot 6 that angle on that lot there?

MR. HILDRETH: Six isn't going to look like that. That dogleg is going to be gone. I'm already working on that final calculation. I can answer your question I know this isn't going to look like that, it's going to come straight across. Now, that isn't going to look like that either but that is a function of, you have a lot here at the end of this temporary cul-de-sac that is already approved we're stuck with that.

MR. VAN LEEUWEN: You have a house there already?

MR. HILDRETH: There happens to be but it's an approved lot, I don't want to change this lot line and we have to come off of that cul-de-sac and head uphill as soon as we can to help our grades so this is preliminary so in drawing it quickly that won't have that there. What's going to happen the right-of-way is going to be a little bit wider than 50 feet because I'm going to put that little jog in the right-of-way. It's not going to be part of the lot.

MR. VAN LEEUWEN: Otherwise, give it to the other lot.

MR. HILDRETH: Well that is a lot line change.

MR. PETRO: How many acres is this total?

MR. HILDRETH: Whole area that is going to be developed is 32.1

MR. PETRO: Mark, what you're saying is this is under the new law starting February 1, 1994, it's going to have the storm water from the, that the DEC--

MR. EDSALL: They've got that over five acres of disturbance and that is a requirement that they apply for another new permit, this one comes all the way from Washington DC through the DEC.

MR. SHAW: I have one question, I'll ask Mark's help if I don't explain this correctly. It's more procedure. When the board granted preliminary subdivision approval it was for 31 remaining lots, all right we're showing you a map tonight that has 31 lots to it with a potential for 6 more for total of 37. What's the board's preference with respect to the application for preliminary subdivision approval? 31 lots and only 31 lots of which one is going to be rather large in size or do you want preliminary for lots recognizing full well you only can give final for 31 but at least preliminary approval hopefully will be given for the other 6 lots?

MR. EDSALL: The only thing that bothers me about not looking at the whole picture is if we segment it. I'll try to give an answer and then I'll state it as a suggestion to the board. I don't think you should review preliminary plan that says we have got Section One final approval that is in construction, sections, three and four or five, two, three and four are real and maybe we'll come back for five. There's an obvious reason you don't have to be too intelligent to figure out why they are reorganizing, Section 5 is going to happen eventually. We should look at preliminary plan that shows all the lots and you have to reopen SEQRA anyway, purely note that Sections 2, 3 and 4 they are currently in contract on sewer and Section 5 cannot receive final approval until they secure sewer. And let's close the whole preliminary plan out and that with they'll have a total preliminary plan and nobody can say you're segmenting your review, your are reviewing portions of a plan. Sooner or later, they are going to have to have SEQRA requirements reopened even if they just come back for the major subdivision for Section 5, if they leave that hanging for five years so why not get it out of the way now and review the whole thing.

MR. VAN LEEUWEN: You guys took the wind out of my sails because I'll tell you why.

MR. EDSALL: Section 5 is a major subdivision under the Town Law. It would require a public hearing if you

modify the preliminary plan, someone could protest if you don't hold a public hearing to just have the availability for anyone to comment on the revisions, why not do it all at once. I would suggest you have a public hearing. You're going to need one eventually for Section 5. Do it as a total for amendment and for Section 5.

MR. VAN LEEUWEN: Otherwise you'll have to have a public hearing for Section 5.

MR. PETRO: Are the lots in Section 5 as they stand now, I see the lots are drawn on there that is the correct lots, are you going to make it a square at the end of the road?

MR. HILDRETH: Square at the end of the road comes out, this is going to be squared off. They might be reshaped a little bit with house sites taken into consideration.

MR. VAN LEEUWEN: Do the whole thing because you're going to have to hold another public hearing.

MR. SHAW: Correct, that is how we felt.

MR. VAN LEEUWEN: You have to put a note on the plan not to be built until sewer points are purchased.

MR. EDSALL: You don't have to do that because they'd be getting preliminary approval and they won't be eligible ask for final until they have final sewer.

MR. KRIEGER: That is the proposal to do the preliminary that way is fine as long as the applicant consents on the record. Matter of fact, it's their request because the time period between preliminary and final of necessity will be longer than what the statute allows so they should consent to the longer time period so the board isn't bound by it. That is the only caveat and they can do that by consent, doesn't require not doing it.

MR. VAN LEEUWEN: That is what I suggest you do.



MR. PETRO: When the time comes, you'll have to secure sewer points for Section 5 we're going to have on record for 4 and 3.

MR. SHAW: Total of 31. We recognize would only have sewer capacity for 31 lots that is all we can get final subdivision approval for.

MR. PETRO: Public hearing gentlemen I think everybody is in agreement that we should have a public hearing for preliminary but you're going to have to draw up the map now.

MR. SHAW: This is a sketch. Plan preliminary subdivision plan is going to have to be prepared between now and the public hearing in fact I believe it's already in the works.

MR. HILDRETH: That preliminary is going to address general road layout and lot sizes with respect to the half acre and the lot width and road frontage. Do we need to even deal with preliminary road grades at this point for the public hearing?

MR. EDSALL: You have profiles now for the original preliminary, right?

MR. HILDRETH: Yes, they are going to change somewhat but.

MR. VAN LEEUWEN: You better look into the road situation, make sure you can meet all the cuts and everything else.

MR. EDSALL: It's a toss up. I'll be very candid with you, in other municipalities I've run into problems where a board has granted preliminary approval and the applicant's moved forward and made applications to DEC and Health Department and low and behold, when they come back and have every other approval but the town's, we found out that the roads couldn't be constructed and meet Town requirements and the applicant was very disgruntled that the board would allow him to proceed without so we've cautioned the applicants. I think it's purely a board function, if you want to leave that

until final plans, fine.

MR. VAN LEEUWEN: No, no, no.

MR. SILVERMAN: The relationship to the roads on this, on the original profile that was approved the roads have gotten slightly longer. When they get slightly longer, it helps the grading situation.

MR. VAN LEEUWEN: That is true but you still have to demonstrate to the board that the road will meet the minimum grade of less than ten percent.

MR. SILVERMAN: We don't have a problem with that. There's a question of timing though.

MR. EDSALL: But it's a question of when.

MR. HILDRETH: Greg has already said that grading plan will be developed and submitted to Mark for his review between preliminary and approval and submitting to Health Department.

MR. SHAW: Correct.

MR. HILDRETH: So that will be taken care of prior to submission to the Health Department so that when Health Department is done, we should be ready.

MR. PETRO: We're speaking about preliminary plan that we're going to be looking for a public hearing on it.

MR. HILDRETH: Right, we need to generate profiles for that. We've got preliminary profiles for the original that went all the way through here, they show center line grades.

MR. PETRO: How hard would it be to impose it on this new plan? You said there's not a problem with the roads. Why not generate a profile plan for the roads, something that we can hang our hat on during the preliminary public hearing, at least for the roads.

MR. VAN LEEUWEN: Because if you go through the whole stage and realize you can't meet, you have to start all

over again.

MR. SILVERMAN: We'll do it.

MR. HILDRETH: I just wanted to know, you answered my question.

MR. PETRO: Mark?

MR. EDSALL: One more comment because we've run into the need for significant grading and so as to avoid the scenario that I said has occurred in different cases, I think between the time that they have preliminary approval and before they make any applications to DEC or DOH, they should resolve site grading, the overall project grading to make sure if they have to have a five or ten foot cut, they resolve that issue before they start setting sewer manhole rims or whatever else they need to make application to others cause we've had that problem before.

MR. PETRO: Do we want to see another plan the preliminary plan that is going to be put up for the public hearing before we schedule public hearing or should I--

MR. VAN LEEUWEN: Absolutely, we have to get the grading thing put to bed before we go for public hearing.

MR. HILDRETH: Hank, we're not talking about side slopes and what not at this point.

MR. VAN LEEUWEN: Yes we're talking about everything. If you cut the road too deep, the highway superintendent will never approve it, you know. You guys show us everything you have got to show us, side slopes and all, absolutely.

MR. PETRO: The grading plan with the slopes for the roads and side slopes, it's going to take a lot of time.

MR. SHAW: It is. It's not something that gets generated in two or three days.

MR. PETRO: I know but we're going to schedule, we're going to schedule a public hearing. Then we can set you up for another meeting in between so we can review the plan and set it up for public hearing.

MR. VAN LEEUWEN: We want to work with you but it's got to be done right.

MR. HILDRETH: What we're talking about is pretty much coming up with final design before we get preliminary approval. That is really what we're talking about. That is what it takes to get to that point. You have got to do all the center line profiles. You have got to do all the side slopes. You have to look at house sites, driveways.

MR. BABCOCK: One thing I think you should be kept in mind also is that he can overlay, he did it at the workshop, that the roads are barely changing from what he has already a preliminary approval on.

MR. PETRO: That is what I said before. The roads are not the problem. It's Mr. Van Leeuwen is talking about side slopes and the lots.

MR. BABCOCK: But what I am saying he has a plan that has preliminary approval on right now with the roads in the place that they are in, he has that.

MR. VAN LEEUWEN: Now he's coming in basically not with a new submittal but a change.

MR. BABCOCK: They are changing some minor locations, I just wanted to to make you are aware.

MR. VAN LEEUWEN: The roads aren't going to change but the lots become a little smaller and your frontage becomes less. So you have more problems with side slopes.

MR. HILDRETH: We recognize that that has to be addressed but at what time does it all have to be done before we can get to a point where we can request preliminary approval?

MR. SHAW: We really don't have a tremendous amount of flexibility with respect to the road locations or grades of the road print. There's a cul-de-sac right here. There has to be entrance onto Moores Hill Road and here's the frontage on Moores Hill. I have to get a road from here to here. I don't have any other choice, all right. I also have a cul-de-sac right here, I have to get a roadway from this cul-de-sac in this fashion and tie into this road scheme. There's not that much flexibility in where the roads go because the baby is born. I have two cul-de-sacs, I have Moores Hill road which I have to hit. And with that, the road grades have to be in accordance with the Town of New Windsor road specs. That is a given. The only thing that comes in question is the grading of the lots themselves as you go from the grade at the edge of the road into the lot, and if it turns out that you cannot access a lot because it's not large enough because you'll need a sweeping driveway to get up there then you're going to lose a lot so maybe it's not 31 lots. Maybe the number actually drops when you get into the detail of the road for each lot but there's a lot of work to get to that point, okay. And what we're asking is that for preliminary, we'd be more than happy to give you the road profiles to show that we'll conform to the Town of New Windsor road specs, what we're asking is that the board show good faith, give us preliminary approval on the 31 lots as a maximum, knowing full well the next step has to be a generation of a road grading plan and have that submitted to your engineer to verify the 31 lots are buildable. And that is going to take some work because I'm going to need some input from the architect as to the unit types that are going to go on each and every lot.

MR. VAN LEEUWEN: One thing I suggest you do then you sit down with the Highway Superintendent and ask him what side slopes he will accept.

MR. HILDRETH: One on two is Town.

MR. SILVERMAN: Mr. Van Leeuwen, I think the board you're at a disadvantage here. You're dealing with a developer that is out there building right now. We

have just built the first 11 or 12 lots of the subdivision continuing to do the same thing. There's already a team that has been working with Skip Fayo, with Mark, okay, with Mike Babcock but I just hope the board realizes we're just continuing along.

MR. VAN LEEUWEN: I'm only trying to protect you people because I know what the Highway Superintendent will accept.

MR. PETRO: I think we're coming down to here, we can accept the road profiles for preliminary. Mr. Van Leeuwen and I guess the rest of the board is going to ask before you proceed after that, get together with Mr. Fayo and prepare the side slopes to make sure that it is one on two and that is acceptable.

MR. SILVERMAN: Greg, we're not going to wait as long as I feel which I think, I do, that the board is generally in accord with what we're trying to do. We're going to start grading plans immediately. I'm not waiting. I want to be build houses.

MR. PETRO: Mark is saying that they do it later on and they've done a lot of work and we find out it's not going to work, if you can draw up a new plan showing contours in the road and showing us the right configuration of all the lots, including the other 7 on the bottom and come back at that time, we'll schedule a public hearing and we'll review the preliminary map. The public hearing I know you're anxious, you're talking about that I would say probably the last meeting in February. If you get this plan, set you up, we'll get you on the next agenda. We can review it and we'll set up the public hearing, take time for the mailings to go out. It will be the end of February, if you are ready for the next meeting you'll be on for the next meeting.

MR. HILDRETH: Doesn't give us a whole lot of time.

MR. SILVERMAN: Yeah, but you're good.

MR. SHAW: That is fine. If I can just ask one more favor of the board. I think what you're getting from

Mr. Silverman tonight is that he has to decide whether to move forward, invest money in some serious surveying. The feeling I'm getting is that the board doesn't particularly object to this scheme or the additional 6 lots, if sewer capacity is obtainable, if we can satisfy the road grades and side slopes.

MR. VAN LEEUWEN: We told you what we need otherwise I have no problem.

MR. PETRO: You summed it up very good for the minutes.

MR. EDSALL: There's such an approval in the law?

MR. SCHIEFER: Do you want to give him conceptual approval?

MR. PETRO: Sketch plan approval.

MR. EDSALL: Town of New Windsor subdivision regulations have three steps of approval, concept, preliminary and final so concept merely means that they have to prove that it meets zoning but generally you don't object.

MR. PETRO: I'd like to see the plan, we can do that at the next meeting and then they can move on from there.



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TOWN OF NEW WINDSOR  
PLANNING BOARD  
REVIEW COMMENTS

**PROJECT NAME:** BLOSSOM HEIGHTS (WINDSOR WOODS) MAJOR SUBDIVISION  
REVISION TO OVERALL PRELIMINARY SUBDIVISION LAYOUT  
**PROJECT LOCATION:** RILEY ROAD AND MOORES HILL ROAD  
SECTION 32-BLOCK 2-LOT 103  
**PROJECT NUMBER:** 94-1  
**DATE:** 12 JANUARY 1994  
**DESCRIPTION:** THE APPLICATION INVOLVES A PROPOSED AMENDMENT TO  
THE OVERALL PRELIMINARY SUBDIVISION PLAN  
PREVIOUSLY REVIEWED AND APPROVED BY THE PLANNING  
BOARD. THIS AMENDMENT APPLICATION IS BEING  
REVIEWED ON A CONCEPT BASIS ONLY AT THIS TIME.

1. As the Board may recall, the overall subdivision previously received preliminary approval from the Planning Board. Section 1 of the subdivision has received final approval and is currently under construction. This application involves an amendment to the overall preliminary subdivision plan, not affecting the portion with final approval, but proposing revisions to the remaining portion of the subdivision, with an increase in the subdivision's overall lot count.

The Board should be aware of the basis for the layout for the previous preliminary plan. Same was based on the availability of sanitary sewer, without municipal water (using private wells). As such, the minimum lot size permitted under the R-3 Zone is 32,670 square feet. Subsequent to the preliminary layout submittal, the Town and the Applicant reached an agreement as to the extension of Town water to the subdivision, including the installation of "dry mains" within Section 1 (for future extension into the balance of the subdivision).

With both municipal sewer and municipal water available, the R-3 Zoning Regulations permit a lot area of 21,780, minimum. Based on this decreased requirement, the Applicant now seeks a revision to the balance portion of the major subdivision, decreasing the lot area as permitted under the Zoning Regulations and increasing the lot count.



TOWN OF NEW WINDSOR  
PLANNING BOARD  
REVIEW COMMENTS

-2-

PROJECT NAME: BLOSSOM HEIGHTS (WINDSOR WOODS) MAJOR SUBDIVISION  
REVISION TO OVERALL PRELIMINARY SUBDIVISION LAYOUT  
PROJECT LOCATION: WYLLY ROAD AND MOORES HILL ROAD  
SECTION 32-BLOCK 2-LOT 103  
PROJECT NUMBER: 94-1  
DATE: 12 JANUARY 1994

2. The plan, as submitted, is a sketch (concept) plan. As such, a detailed review of the plan has not and cannot be made; however, it is appropriate that a concept review of the proposal be made. If the concept is found acceptable, the Applicant's surveyor should submit a complete preliminary plan which would include a complete bulk table verifying bulk compliance of each lot of the subdivision, based on the minimum bulk requirements.

Based on my concept review of the subdivision plan, I have the following comments:

- a. There appears to be no need for the temporary turnaround indicated near Section 5 of the major subdivision. The road through Section 4 appears to be a complete loop, which is acceptable for the phased approval of the project. This should be further reviewed.
  - b. The road layout appears to generally comply with the locations as previously noted on the former (approved) preliminary subdivision plan. It should be noted, however, that the Applicant has encountered substantial grading problems in constructing Section 1 of the project; therefore, the Board should determine if this issue requires further review at this time or if the final grading issue is one which can be resolved as each section of the subdivision is submitted for final approval.
  - c. The status of the necessary approvals for sanitary sewer and water should be discussed. As well, the Applicant is apparently negotiating assignment of sewer flows for this subdivision via the intermunicipal agreement for the Cornwall Majestic Weaving District. As such, the Planning Board should be apprised for the status of this agreement (has it been executed yet?).
3. It is also appropriate that the Board discuss the need for a new preliminary Public Hearing for the project. The Board should consider, in making its determination, the fact that the lot count is increasing, with the layout of the subdivision being generally the same.

TOWN OF NEW WINDSOR  
PLANNING BOARD  
REVIEW COMMENTS

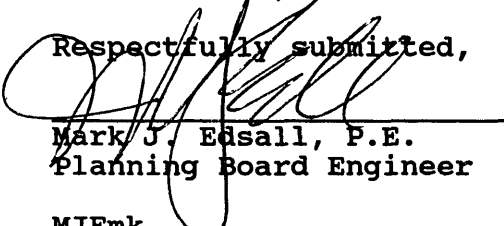
-3-

PROJECT NAME: BLOSSOM HEIGHTS (WINDSOR WOODS) MAJOR SUBDIVISION  
REVISION TO OVERALL PRELIMINARY SUBDIVISION LAYOUT  
PROJECT LOCATION: WYLLY ROAD AND MOORES HILL ROAD  
SECTION 32-BLOCK 2-LOT 103  
PROJECT NUMBER: 94-1  
DATE: 12 JANUARY 1994

As well, whether a Public Hearing is held or not, it is necessary that the Board make a determination under SEQRA with regard to this proposed amendment application.

4. Notwithstanding the fact that the Applicant will be submitting individual requests for final approval of the sections, an overall evaluation of the subdivision should be made to determine the need for a "General Permit for Stormwater Discharges from Construction Activities" under the NYSDEC SPDES procedures. It is likely that this subdivision will require such a permit, which requires action by the Applicant by 1 February 1994.
5. At such time that the Planning Board has made further review of this application, further engineering reviews and comments will be made, as deemed necessary by the Board.

Respectfully submitted,



Mark J. Edsall, P.E.  
Planning Board Engineer

MJEmk

A:BLOSSOM.mk

Planning  
Board

11

REGULAR TOWN BOARD AND WATER BOARD MEETING  
WED., JANUARY 19, 1994; 7:30 P.M.  
NEW WINDSOR TOWN HALL  
NEW WINDSOR, NEW YORK 12553

BOARD MEMBERS PRESENT: Supervisor Meyers, Councilman Heft  
Councilwoman Fiedelholtz, Councilman Spignardo,  
Councilman Finnegan

OTHER OFFICIALS PRESENT: Police Chief Koury, Comptroller Reis,  
Town Attorney Seaman

Supervisor Meyers called to order the Regular Town Board and Water  
Board Meeting and presided over same.

#1 On Agenda - Minutes

Motion by Councilman Heft, seconded by Councilman Finnegan that the  
Town Board of the Town of New Windsor approve the Minutes of the  
Re-Organization Meeting, held on January 5, 1994, as per the copies  
posted on the Town Clerk's Bulletin Board in the Town Hall and same  
distributed to each of the Town Board Members.

Roll Call: All Ayes

Motion Carried: 5-0

UNFINISHED BUSINESS

NONE

HIGHWAY DEPARTMENT

NONE

WATER DEPARTMENT

NONE

SANITATION DEPARTMENT

#2 On Agenda - Motion-Authorize Supervisor to execute Agreement  
Windsor Woods Inc. w/TNW-Sewer Reallocation Blossom  
Heights Subdivision

Motion by Councilman Heft, seconded by Councilman Finnegan that the Town Board of the Town of New Windsor authorize the Supervisor to execute a Reallocation Agreement between WINDSOR WOODS, INC. and TOWN OF NEW WINDSOR, said agreement allowing user to utilize 12,400 gpd of sewer capacity from the Majestic Sewer District. (Section 32 - Block 2 - Lots 93-99, 100.01, 101.1, 102, 103.1 and residual lot 103.2).

Roll Call: All Ayes

Motion Carried: 5-0

GENERAL

#3 On Agenda - Motion-Reject Bid-Town Hall Roof Improvements - Phase II

Motion by Councilman Spignardo, seconded by Councilman Finnegan that the Town Board of the Town of New Windsor reject the bid for the Town Hall Roof Improvements-Phase II, received and publicly opened on December 9th, 1993.

Roll Call: All Ayes

Motion Carried: 5-0

#4 On Agenda - Receive and File-Certificate of Completion

Hearing no objections, the Town Board of the Town of New Windsor receive and file with the Town Clerk a Certificate of Completion for Advanced Judicial Education Course, Unified Court System of the State of New York, completed by Town Justice Richard W. Thorpe.

REGULAR TOWN BOARD AND WATER BOARD MEETING  
WED., JANUARY 19, 1994 SHEET 2

#5 On Agenda - Motion-Authorize The Purchase - Police Vehicles

Motion by Councilman Heft, seconded by Councilman Finnegan that the Town Board of the Town of New Windsor authorize the purchase of three (3) Police vehicles for the Police Department. Total price of \$42,102 as budgeted.

Roll Call: All Ayes

Motion Carried: 5-0

#6 On Agenda - Motion-Retain Services of Counsel-Appeal  
Equalization Rate

Motion by Councilman Finnegan, seconded by Councilwoman Heft that the Town Board of the Town of New Windsor adopt the following Resolution:

IT IS HEREBY RESOLVED that the Town Board of the Town of New Windsor retain the services of PAUL J. GOLDMAN, ESQ. of the lawfirm of Seeley, Segel, Goldman & Mazzotta, P.C., to assist the Assessor of the Town of New Windsor in developing and processing an appeal to the NYS Department of Equalization and Assessment for the Town of New Windsor, regarding the 1993 equalization rate. Attorney Goldman shall be paid at the rate of \$160.00 per hour with associate time being billed in the range of from \$90.00 to \$135.00 per hour, and shall not exceed a total fee of FIVE THOUSAND (\$5,000.) DOLLARS.

Roll Call: All Ayes

Motion Carried: 5-0

#7 On Agenda - Motion-Appoint to TNW Ethics Board

Motion by Councilman Spignardo, seconded by Councilwoman Fiedelholtz that the Town Board of the Town of New Windsor appoint Kurt Ottway, to serve on the Town of New Windsor Ethics Board, to serve a five (5) year term, effective immediately, ending December 31, 1998.

Roll Call: All Ayes

Motion Carried: 5-0

#8 On Agenda - OFFICIALS REPORTS

The following reports were received, recorded and filed with the Town Clerk:

Fire Prevention Report for the month of December 1993

#9 On Agenda - PUBLIC FORUM

Hearing no one wishing to speak, Supervisor Meyers entertained a motion to close the Public Forum Portion of the Agenda.

Motion by Councilman Heft, seconded by Councilwoman Fiedelholtz that the Town Board of the Town of New Windsor close the Public Forum Portion of the Meeting.

Roll Call: All Ayes

Motion Carried: 5-0

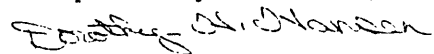
#10 On Agenda - ADJOURN

Motion by Councilman Heft, seconded by Councilwoman Fiedelholtz that the Town Board of the Town of New Windsor adjourn the Regular Town Board and Water Board Meeting at 7:40 P.M.

Roll Call: All Ayes

Motion Carried: 5-0

Respectfully submitted,



DOROTHY H. HANSEN  
TOWN CLERK

DHH:sh

SUBDIVISION FEES - TOWN OF NEW WINDSOR

MAJOR SUBDIVISION FEES:

APPLICATION FEE.....\$ 150.00

ESCROW:

RESIDENTIAL:

4 LOTS @ 150.00 (FIRST 4 LOTS).....\$ 600.00  
2 LOTS @ 75.00 (ANY OVER 4 LOTS).....\$ 150.00

COMMERCIAL:

\_\_\_\_ LOTS @ 400.00 (FIRST 4 LOTS).....\$ \_\_\_\_\_  
\_\_\_\_ LOTS @ 200.00 (ANY OVER 4 LOTS).....\$ \_\_\_\_\_

TOTAL ESCROW DUE....\$ 750.00

\* \* \* \* \*

APPROVAL FEES MAJOR SUBDIVISION:

PRE-PRELIMINARY PLAT APPROVAL.....\$ 100.00  
PRELIMINARY PLAT APPROVAL (150.00 OR 15.00/LOT).....\$ \_\_\_\_\_  
FINAL PLAT APPROVAL (\$100.00 + \$5.00/LOT).....\$ \_\_\_\_\_  
FINAL PLAT SECTION FEE.....\$ 150.00  
BULK LAND TRANSFER...(\$100.00).....\$ \_\_\_\_\_

TOTAL SUBDIVISION APPROVAL FEES.....\$ \_\_\_\_\_

\* \* \* \* \*

RECREATION FEES:

\_\_\_\_ LOTS @ \$1000.00 PER LOT.....\$ \_\_\_\_\_

\* \* \* \* \*

THE FOLLOWING CHARGES ARE TO BE DEDUCTED FROM ESCROW:

PLANNING BOARD ENGINEER FEES.....\$ \_\_\_\_\_  
PLANNING BOARD ATTORNEY FEES.....\$ \_\_\_\_\_  
MINUTES OF MEETINGS.....\$ \_\_\_\_\_  
OTHER.....\$ \_\_\_\_\_

\* \* \* \* \*

PERFORMANCE BOND AMOUNT.....\$ \_\_\_\_\_

5% OF ABOVE AMOUNT.....\$ \_\_\_\_\_

ESTIMATE OF PRIVATE IMPROVEMENTS: \$ \_\_\_\_\_

4% OF FIRST \$50,000.00 OF ABOVE:.....\$ \_\_\_\_\_

2% OF REMAINDER OF ABOVE:.....\$ \_\_\_\_\_

TOTAL INSPECTION FEE DUE:.....\$ \_\_\_\_\_

THIS AGREEMENT dated the \_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_, between the TOWN OF NEW WINDSOR, a municipal corporation with its principal place of business at 555 Union Avenue, New Windsor, New York 12553, hereinafter referred to as "TOWN", and WINDSOR WOODS, INC., a corporation with its principal place of business at 100 South Broadway, Nyack, New York 10960, hereinafter referred to as "DEVELOPER".

WHEREAS, DEVELOPER has heretofore received approval for 11 lots within the BLOSSOM HEIGHTS SUBDIVISION, said lots being New Windsor tax lots Section 32, Block 2, Lots 93-102, <sup>LOT 103.1,</sup> and the residual Lot ~~#103~~ <sup>#103.2</sup>; and

WHEREAS, DEVELOPER is in the process of receiving Planning Board approval for a subdivision of residual Lot ~~#103~~ <sup>#103.2</sup> into ~~12~~ <sup>31</sup> lots (~~one lot being part of the original subdivision~~); the said ~~11~~ <sup>31</sup> lots that are the subject of the ~~second~~ subdivision <sup>OF LOT #103.2</sup> hereinafter referred to as "PROPERTY"; and

WHEREAS, DEVELOPER has heretofore negotiated a reallocation of sewer capacity from the Majestic Sewer District in the amount of 12,400 gpd to be used to provide sewer service to the ~~"PROPERTY"~~ <sup>"PROPERTY"</sup> property; and

WHEREAS, the Town Board of the Town of New Windsor has adopted a resolution on the 11th day of August, 1993 that authorized the reallocation of the aforesaid quantity of sewer capacity from the Majestic Sewer District to the ~~PROPERTY~~ <sup>"PROPERTY"</sup> property;

IT IS HEREBY AGREED AS FOLLOWS:

1. The sewer capacity that has been reallocated for Majestic Sewer District shall be used only for the benefit of the



"PROPERTY"

~~PROPERTY~~ except as hereinafter provided.

2. DEVELOPER, or any other party, may not assign, transfer or in any way encumber the sewer capacity that is being allocated to the ~~PROPERTY~~ <sup>"PROPERTY"</sup> except, however, the DEVELOPER may assign the capacity to the TOWN at no cost to the TOWN.

3. DEVELOPER shall cause all sewer lines to be constructed on the ~~PROPERTY~~ <sup>"PROPERTY"</sup> so as to prevent the inflow or infiltration of water into the sanitary sewer system. DEVELOPER shall install wastewater inlets into the sewer system only from metered source of water unless, however, the flow of wastewater through the sewer line is metered at some point in the line that will accurately measure all wastewater being transferred through the sanitary system on the ~~PROPERTY~~ <sup>"PROPERTY"</sup>. All sanitary sewer lines and appurtenances shall be inspected by the engineers for the TOWN during construction and prior to commencement of use of the sanitary sewer system.

4. The sewer capacity that is being reallocated to the aforesaid real property may not be used to serve any other real property unless the reallocation has been assigned to the TOWN.

5. DEVELOPER acknowledges that the reallocation is limited to the capacity set forth above and, in the event it is determined that further development on the ~~PROPERTY~~ <sup>"PROPERTY"</sup> will create a sewer demand that is greater than the reallocated capacity set forth above, the TOWN is authorized to withhold any permits or approvals until satisfactory sewer capacity is obtained.

6. All lots within the ~~PROPERTY~~ <sup>"PROPERTY"</sup> shall pay bonding and operation and maintenance charges that prevail in Sewer District

#19.

THIS AGREEMENT shall be executed and acknowledged in recordable form and shall be recorded in the Orange County Clerk's Office at the expense of the DEVELOPER.

TOWN OF NEW WINDSOR

(SEAL)

By: George A. Green, Supervisor  
WINDSOR WOODS, INC.

(SEAL)

By: ~~Sam~~

(TA DOCDISK #20-081393.RSC)



1763

# TOWN OF NEW WINDSOR

555 UNION AVENUE  
NEW WINDSOR, NEW YORK 12553

## NEW WINDSOR PLANNING BOARD REVIEW FORM

TO: FIRE INSPECTOR, D.O.T., WATER, SEWER, HIGHWAY

PLEASE RETURN COMPLETED FORM TO:

MYRA MASON, SECRETARY FOR THE PLANNING BOARD

PLANNING BOARD FILE NUMBER: 94- 1

DATE PLAN RECEIVED: RECEIVED APR 17 1998

The maps and plans for the Site Approval \_\_\_\_\_

Subdivision \_\_\_\_\_ as submitted by \_\_\_\_\_

\_\_\_\_\_ for the building or subdivision of \_\_\_\_\_

Windsor Woods \_\_\_\_\_ has been

reviewed by me and is approved - For bldg. -

disapproved water.

If disapproved, please list reason \_\_\_\_\_

Pressure tests have not been completed.  
Town will not accept until passed.

HIGHWAY SUPERINTENDENT \_\_\_\_\_ DATE \_\_\_\_\_

WATER SUPERINTENDENT \_\_\_\_\_ DATE \_\_\_\_\_

SANITARY SUPERINTENDENT \_\_\_\_\_ DATE \_\_\_\_\_

cc: D. Shaw

**INTER-OFFICE MEMORANDUM**

**TO:** New Windsor Planning Board

**FROM:** Town Fire Inspector

**DATE:** April 21, 1998

**SUBJECT:** Windsor Woods Subdivision

Planning Board Reference Number: PB-94-1

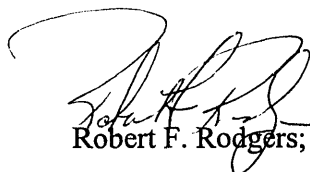
Dated: 17 April 1998

Fire Prevention Reference Number FPS-98-016

A review of the above referenced subject subdivision plan was conducted on 20 April 1998.

This subdivision plan is acceptable.

Plans Dated: 15 April 1998 Revision 6



Robert F. Rodgers, C.C.A.

MEMORANDUM FOR FILE

TO: WINDSOR WOODS/BLOSSOM HEIGHTS FILE  
DATE: APRIL 4, 1994  
SUBJECT: REVISED PLANS AND PROFILES FOR WINDSOR WOODS

On this date, Fred Fayó, Highway Superintendent, and Greg Shaw, P.E., Representative of Windsor Woods, reviewed the revised plans and profiles for Windsor Woods/Blossom Heights.

They were found to be acceptable for preliminary approval.

  
\_\_\_\_\_  
Fred Fayó, Highway Superintendent

mlm



1763

# TOWN OF NEW WINDSOR

555 UNION AVENUE  
NEW WINDSOR, NEW YORK 12553

## NEW WINDSOR PLANNING BOARD REVIEW FORM

TO: FIRE INSPECTOR, D.O.T., WATER, SEWER, HIGHWAY

PLEASE RETURN COMPLETED FORM TO:

MYRA MASON, SECRETARY FOR THE PLANNING BOARD

PLANNING BOARD FILE NUMBER: 94- 1 (Rev. 1)

DATE PLAN RECEIVED: RECEIVED FEB 18 1994

The maps and plans for the Site Approval Windsor Woods Sub  
Subdivision \_\_\_\_\_ as submitted by  
Shaw for the building or subdivision of  
\_\_\_\_\_ has been  
reviewed by me and is approved ☒  
disapproved ☐

If disapproved, please list reason \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Fred Sagar 4/4/94  
HIGHWAY SUPERINTENDENT DATE

\_\_\_\_\_  
WATER SUPERINTENDENT DATE

\_\_\_\_\_  
SANITARY SUPERINTENDENT DATE



1763

# TOWN OF NEW WINDSOR

555 UNION AVENUE  
NEW WINDSOR, NEW YORK 12553

## NEW WINDSOR PLANNING BOARD REVIEW FORM

TO: FIRE INSPECTOR, D.O.T., WATER, ~~W~~SEWER, HIGHWAY

PLEASE RETURN COMPLETED FORM TO:

MYRA MASON, SECRETARY FOR THE PLANNING BOARD

PLANNING BOARD FILE NUMBER: 94 - 1

DATE PLAN RECEIVED: JAN - 5 RECD 1994 ORIG

The maps and plans for the Site Approval ✓

Subdivision \_\_\_\_\_ as submitted by

\_\_\_\_\_ for the building or subdivision of

BLOSSOM HEIGHTS has been

reviewed by me and is approved ✓

disapproved \_\_\_\_\_

If disapproved, please list reason \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

HIGHWAY SUPERINTENDENT \_\_\_\_\_ DATE \_\_\_\_\_

WATER SUPERINTENDENT \_\_\_\_\_ DATE \_\_\_\_\_

[Signature] 2.22.94  
SANITARY SUPERINTENDENT \_\_\_\_\_ DATE \_\_\_\_\_

INTER-OFFICE CORRESPONDENCE

**TO:** Town Planning Board  
**FROM:** Town Fire Inspector  
**DATE:** 24 February 1994  
**SUBJECT:** Windsor Woods Subdivision  
Section 3, 4, 5

Planning Board Reference Number: PB-94-1  
Dated: 18 February 1994  
Fire Prevention Ref. Number: FPS-94-6

A review of the above reference subject subdivision plan was conducted on 24 February 1994.

This subdivision plan is acceptable.

*Robert F. Rodgers, C.C.A. (mvz)*  
ROBERT F. RODGERS, C.C.A.

RFR/mvz

CC: H.E.





1763

# TOWN OF NEW WINDSOR

555 UNION AVENUE  
NEW WINDSOR, NEW YORK 12553

## NEW WINDSOR PLANNING BOARD REVIEW FORM

TO: FIRE INSPECTOR, D.O.T., WATER, SEWER, HIGHWAY

PLEASE RETURN COMPLETED FORM TO:

MYRA MASON, SECRETARY FOR THE PLANNING BOARD

PLANNING BOARD FILE NUMBER: 94- 1 (Rev. 1)

DATE PLAN RECEIVED: RECEIVED FEB 13 1994

The maps and plans for the Site Approval \_\_\_\_\_

Subdivision ✓ as submitted by \_\_\_\_\_

\_\_\_\_\_ for the building or subdivision of \_\_\_\_\_

WINDSOR Woods Sub. has been

reviewed by me and is approved ✓

disapproved \_\_\_\_\_

If disapproved, please list reason \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

HIGHWAY SUPERINTENDENT \_\_\_\_\_ DATE \_\_\_\_\_

WATER SUPERINTENDENT \_\_\_\_\_ DATE \_\_\_\_\_

[Signature] 2.23.94  
SANITARY SUPERINTENDENT \_\_\_\_\_ DATE \_\_\_\_\_



1763

# TOWN OF NEW WINDSOR

555 UNION AVENUE  
NEW WINDSOR, NEW YORK 12553

## NEW WINDSOR PLANNING BOARD REVIEW FORM

TO: FIRE INSPECTOR, D.O.T., WATER, SEWER, HIGHWAY

PLEASE RETURN COMPLETED FORM TO:

MYRA MASON, SECRETARY FOR THE PLANNING BOARD

PLANNING BOARD FILE NUMBER: 94- 1

DATE PLAN RECEIVED: RECEIVED FEB 18 1994 (Rev. 1)

The maps and plans for the Site Approval \_\_\_\_\_

Subdivision \_\_\_\_\_ as submitted by

\_\_\_\_\_ for the building or subdivision of

\_\_\_\_\_ has been

reviewed by me and is approved ☒ \_\_\_\_\_

disapproved ☐ \_\_\_\_\_

If disapproved, please list reason \_\_\_\_\_

NO WATER

HIGHWAY SUPERINTENDENT

DATE

WATER SUPERINTENDENT

DATE

SANITARY SUPERINTENDENT

DATE



McGOEY, HAUSER and EDSALL  
CONSULTING ENGINEERS P.C.

RICHARD D. McGOEY, P.E.  
WILLIAM J. HAUSER, P.E.  
MARK J. EDSALL, P.E.

- 10
- ☐ Main Office  
45 Quassaick Ave. (Route 9W)  
New Windsor, New York 12553  
(914) 562-8640
- ☐ Branch Office  
400 Broad Street  
Millford, Pennsylvania 18337  
(717) 296-2765

PLANNING BOARD WORK SESSION  
RECORD OF APPEARANCE

TOWN/VILLAGE OF New Windsor P/B #        -       

WORK SESSION DATE: 2 MARCH 94 APPLICANT RESUB.  
REQUIRED: New Plan & REL EAF

REAPPEARANCE AT W/S REQUESTED: No

PROJECT NAME: Windsor Woods for P/H

PROJECT STATUS: NEW        OLD X

REPRESENTATIVE PRESENT: Saul S / Greg S

MUNIC REPS PRESENT: BLDG INSP.         
FIRE INSP. X  
ENGINEER X  
PLANNER         
P/B CHMN.         
OTHER (Specify)       

ITEMS TO BE ADDRESSED ON RESUBMITTAL:

Recommend 5 sets of dwgs for P/H ←

Myra  
call  
me

discuss - possible re-route of E

4MJJE91 pbwsform



1763

# TOWN OF NEW WINDSOR

555 UNION AVENUE  
NEW WINDSOR, NEW YORK 12553

## NEW WINDSOR PLANNING BOARD REVIEW FORM

TO: FIRE INSPECTOR, D.O.T., ~~WATER~~, SEWER, HIGHWAY

PLEASE RETURN COMPLETED FORM TO:

MYRA MASON, SECRETARY FOR THE PLANNING BOARD

PLANNING BOARD FILE NUMBER: 94- 1

DATE PLAN RECEIVED: JAN - 6 RECD 1994 ORIG.

The maps and plans for the Site Approval \_\_\_\_\_  
Subdivision \_\_\_\_\_ as submitted by  
\_\_\_\_\_ for the building or subdivision of  
\_\_\_\_\_ has been  
reviewed by me and is approved \_\_\_\_\_,  
disapproved ☒.

If disapproved, please list reason See no provisions

for drainage or a bridge to cross the creek from  
Brown's Pond. What is right distance for Section #3  
roadway entering Moore's Hill Road

Fred F. [Signature] 1/12/94  
HIGHWAY SUPERINTENDENT DATE

\_\_\_\_\_  
WATER SUPERINTENDENT DATE

\_\_\_\_\_  
SANITARY SUPERINTENDENT DATE

INTER-OFFICE CORRESPONDENCE

TO: Town Planning Board

FROM: Town Fire Inspector

DATE: 10 January 1994

SUBJECT: Windsor Woods Subdivision

PLANNING BOARD REFERENCE NUMBER: PB-94-1

FIRE PREVENTION REFERENCE NUMBER: FPS-94-002

A review of the above referenced subject subdivision plan was conducted on 10 January 1994.

This subdivision plan is acceptable.

PLANS DATED: 5 January 1994.

  
Robert F. Rodgers, CCA

RFR:mr



McGOEY, HAUSER and EDSALL  
CONSULTING ENGINEERS P.C.

RICHARD D. McGOEY, P.E.  
WILLIAM J. HAUSER, P.E.  
MARK J. EDSALL, P.E.

- ☐ Main Office  
45 Quassaick Ave. (Route 9W)  
New Windsor, New York 12553  
(914) 562-8640
- ☐ Branch Office  
400 Broad Street  
Millford, Pennsylvania 18337  
(717) 296-2765

PLANNING BOARD WORK SESSION  
RECORD OF APPEARANCE

1-3

(TOWN/VILLAGE OF NEW WINDSOR P/B #        -         
WORK SESSION DATE: 5 JAN 94 APPLICANT RESUB.  
REAPPEARANCE AT W/S REQUESTED: No REQUIRED: Full App  
PROJECT NAME: Blossom Hts. Sub Amendment.  
PROJECT STATUS: NEW X OLD         
REPRESENTATIVE PRESENT: Greg / Sol S / Bill H  
MUNIC REPS PRESENT: BLDG INSP. X  
FIRE INSP. X  
ENGINEER X  
PLANNER         
P/B CHMN.         
OTHER (Specify)       

ITEMS TO BE ADDRESSED ON RESUBMITTAL:

~~new~~ new prelim plan - same 31 lots. - potential for 7 add'l  
~~\*Thyra~~ \*Thyra get copy of sewer agmt between  
T/Cornell & T/W.W. & Blossom from Tad.  
~~ck~~ ck re need for P/H due to revised  
130 gal/BR used in agreement (from

base app escrow  
on 6 lots

4MJ91 pbwsform

Planning Board  
Town of New Windsor  
555 Union Avenue  
New Windsor, NY 12553

(This is a two-sided form)

APPLICATION FOR ~~SITE PLAN~~, SUBDIVISION PLAN,  
~~OR LOT LINE CHANGE~~ APPROVAL

- WINDSOR WOODS (FORMERLY BLOSSOM HEIGHTS)
1. Name of Project MAJOR SUBDIVISION; AMENDED
  2. Name of Applicant WINDSOR WOODS, INC Phone 353-2005  
Address 1 DEPEW AVENUE NYACK N.Y. 10966  
(Street No. & Name) (Post Office) (State) (Zip)  
DORFMAN FAMILY REVOCABLE
  3. Owner of Record TRUST AND VICTORIA PIKE Phone         
Address 31 NORTH BROADWAY NYACK N.Y. 10960  
(Street No. & Name) (Post Office) (State) (Zip)
  4. Person Preparing Plan GREVAS & HILDRETH L.S., P.C. Phone 562-8667  
Address 33 QUASSAICK AVE NEW WINDSOR N.Y. 12553  
(Street No. & Name) (Post Office) (State) (Zip)
  5. Attorney        Phone         
Address         
(Street No. & Name) (Post Office) (State) (Zip)
  6. Person to be notified to represent applicant at Planning Board Meeting GREVAS & HILDRETH L.S., P.C. Phone 562-8667  
(Name)
  7. Location: On the EAST side of MOORES HILL ROAD  
(Street)  
1,500 ± feet SOUTH of ROUTE 207  
(Direction) (Street)
  8. Acreage of Parcel 32.14 9. Zone R-3, 9A. School Dist NBG  
9B. If this property is within an Agricultural District containing a farm operation or within 500 feet of a farm operation located in an Agricultural District, please complete the attached Agricultural Data Statement. N/A
  10. Tax Map Designation: Section 32 Block 2 Lot 103
  11. This application is for PRELIMINARY AMENDED MAJOR  
SUBDIVISION

12. Has the Zoning Board of Appeals granted any variance or a Special Permit concerning this property? NO

If so, list Case No. and Name N/A

13. List all contiguous holdings in the same ownership  
Section 32 Block 2 Lot(s) 93, 98, 99, 102

Attached hereto is an affidavit of ownership indicating the dates the respective holdings of land were acquired, together with the liber and page of each conveyance into the present owner as recorded in the Orange County Clerk's Office. This affidavit shall indicate the legal owner of the property, the contract owner of the property and the date the contract of sale was executed.

IN THE EVENT OF CORPORATE OWNERSHIP: A list of all directors, officers and stockholders of each corporation owning more than five percent (5%) of any class of stock must be attached.

OWNER'S ENDORSEMENT  
(Completion required ONLY if applicable)

COUNTY OF ORANGE

SS.:

STATE OF NEW YORK  
SAUL SILVERMAN, VICE PRES  
WINDSOR WOODS, INC being duly sworn, deposes and says  
that he resides at 1 DEPOW AVE NYACK N.Y.  
in the County of ROCKLAND and State of NY  
and that he is (the owner in fee) of WINDSOR WOODS, INC  
VICE PRES (Official Title)

~~is~~ the Corporation which is the Owner in fee of the premises described in the foregoing application and that he has authorized GREGAS & HUBBERT, LS, PC to make the foregoing application as described herein.

I HEREBY DEPOSE AND SAY THAT ALL THE ABOVE STATEMENTS AND INFORMATION, AND ALL STATEMENTS AND INFORMATION CONTAINED IN THE SUPPORTING DOCUMENTS AND DRAWINGS ATTACHED HERETO ARE TRUE.

Sworn before me this

X [Signature] For WINDSOR WOODS, INC  
(Owner's Signature)

5<sup>th</sup> day of January 1994

[Signature]  
(Applicant's Signature)

Cheryl L. Canfield  
Notary Public

VICE PRES  
(Title)

CHERYL L. CANFIELD  
Notary Public, State of New York  
Qualified in Orange County  
# 4881654  
Commission Expires December 29, 1994

REV. 6 APRIL 1994



Planning Board  
Town of New Windsor  
555 Union Avenue  
New Windsor, NY 12553

(This is a two-sided form)

APPLICATION FOR ~~SITE PLAN~~, SUBDIVISION PLAN,  
~~OR LOT LINE CHANGE~~ APPROVAL

- BLOSSOM HEIGHTS, A.K.A. WINDSOR WOODS  
1. Name of Project MAJOR SUBDIVISION (AMENDED)
2. Name of Applicant WINDSOR WOODS, INC Phone 353-2005  
Address 100 SOUTH BROADWAY NYACK N.Y. 10960  
(Street No. & Name) (Post Office) (State) (Zip)
3. Owner of Record SAME Phone SAME  
Address SAME  
(Street No. & Name) (Post Office) (State) (Zip)
4. Person Preparing Plan GREVAS & HILDRETH, L.S.P.C. Phone 562-8667  
Address 33 QUASSACK AVE NEW WINDSOR N.Y. 12553  
(Street No. & Name) (Post Office) (State) (Zip)
5. Attorney — Phone —  
Address —  
(Street No. & Name) (Post Office) (State) (Zip)
6. Person to be notified to represent applicant at Planning Board Meeting GREVAS & HILDRETH, L.S.P.C. Phone SAME  
(Name)
7. Location: On the EAST side of MOORES HILL ROAD  
(Street)  
4500± feet SOUTH of ROUTE 207  
(Direction) (Street)
8. Acreage of Parcel 32.14 9. Zone R-3, 9A. School Dist NB9
- 9B. If this property is within an Agricultural District containing a farm operation or within 500 feet of a farm operation located in an Agricultural District, please complete the attached Agricultural Data Statement. N/A
10. Tax Map Designation: Section 32 Block 2 Lot 103
11. This application is for PRELIMINARY AMENDED MAJOR  
SUBDIVISION

12. Has the Zoning Board of Appeals granted any variance or a Special Permit concerning this property? NO

If so, list Case No. and Name N/A

13. List all contiguous holdings in the same ownership  
Section 32 Block 2 Lot(s) 93, 98, 99, 102

Attached hereto is an affidavit of ownership indicating the dates the respective holdings of land were acquired, together with the liber and page of each conveyance into the present owner as recorded in the Orange County Clerk's Office. This affidavit shall indicate the legal owner of the property, the contract owner of the property and the date the contract of sale was executed.

IN THE EVENT OF CORPORATE OWNERSHIP: A list of all directors, officers and stockholders of each corporation owning more that five percent (5%) of any class of stock must be attached.

OWNER'S ENDORSEMENT  
(Completion required ONLY if applicable)

COUNTY OF ORANGE

SS.:

STATE OF NEW YORK  
SAUL SILVERMAN, VICE PRES  
WINDSOR WOODS, INC being duly sworn, deposes and says  
that he resides at 1 DEPEW AVE NYACK N.Y.  
in the County of ROCKLAND and State of NY  
and that he is ~~(the owner in fee)~~ of WINDSOR WOODS, INC  
VICE PRES (Official Title)

~~X~~ the Corporation which is the Owner in fee of the premises described in the foregoing application and that he has authorized GEORGE & HILDEPETH LS, PC to make the foregoing application as described herein.

I HEREBY DEPOSE AND SAY THAT ALL THE ABOVE STATEMENTS AND INFORMATION, AND ALL STATEMENTS AND INFORMATION CONTAINED IN THE SUPPORTING DOCUMENTS AND DRAWINGS ATTACHED HERETO ARE TRUE.

Sworn before me this

X [Signature] For Windsor  
(Owner's Signature) woods.nc

5<sup>th</sup> day of January 1994

(Applicant's Signature)

Charles J. Conner  
Notary Public

VICE PRES  
(Title)

PROXY STATEMENT  
for submittal to the  
TOWN OF NEW WINDSOR PLANNING BOARD

SAUL SILVERMAN, VICE PRES  
WINDSOR WOODS, INC, deposes and says that he  
resides at 1 DEPEW AVE, NYACK  
(Owner's Address)

in the County of ROCKLAND  
and State of NEW YORK

and that he is the owner in fee of TAX MAP SECTION 32  
BLOCK 2 LOT 103

which is the premises described in the foregoing application and  
that he has authorized GREAS & HLOPETH LS, PC  
to make the foregoing application as described therein.

Date: 5 JANUARY 1994

X [Signature]  
(Owner's Signature)

[Signature]  
(Witness' Signature)

THIS FORM CANNOT BE WITNESSED BY THE PERSON OR REPRESENTATIVE OF  
THE COMPANY WHO IS BEING AUTHORIZED TO REPRESENT THE APPLICANT  
AND/OR OWNER AT THE MEETINGS.

94-1  
RECEIVED FEB 16 1994

TOWN OF NEW WINDSOR PLANNING BOARD  
~~MAJOR~~ <sup>PRELIMINARY</sup> ~~MINOR~~ SUBDIVISION CHECKLIST

I. The following items shall be submitted with a COMPLETED Planning Board Application Form.

1. \_\_\_\_\_ Environmental Assessment Statement
- \*2. ☒ \_\_\_\_\_ Proxy Statement
3. ☒ \_\_\_\_\_ Application Fees
4. ☒ \_\_\_\_\_ Completed Checklist

II. The following checklist items shall be incorporated on the Subdivision Plat prior to consideration of being placed on the Planning Board Agenda.

1. ☒ \_\_\_\_\_ Name and address of Applicant.
- \*2. ☒ \_\_\_\_\_ Name and address of Owner.
3. ☒ \_\_\_\_\_ Subdivision name and location.
4. ☒ \_\_\_\_\_ Tax Map Data (Section-Block-Lot).
5. ☒ \_\_\_\_\_ Location Map at a scale of 1" = 2,000 ft.
6. ☒ \_\_\_\_\_ Zoning table showing what is required in the particular zone and what applicant is proposing.
7. ☒ \_\_\_\_\_ Show zoning boundary if any portion of proposed subdivision is within or adjacent to a different zone.
8. ☒ \_\_\_\_\_ Date of plat preparation and/or date of any plat revisions.
9. ☒ \_\_\_\_\_ Scale the plat is drawn to and North Arrow.
10. ☒ \_\_\_\_\_ Designation (in title) if submitted as Sketch Plan, Preliminary Plan or Final Plan.
11. ☒ \_\_\_\_\_ Surveyor's certification.
12. ☒ \_\_\_\_\_ Surveyor's seal and signature.

\*If applicable.

13. ✓ Name of adjoining owners.
14. N/A Wetlands and 100 foot buffer zone with an appropriate note regarding D.E.C. requirements.
- \*15. N/A Flood land boundaries.
16. N/A A note stating that the septic system for each lot is to be designed by a licensed professional before a building permit can be issued.
17. \* Final metes and bounds.
18. ✓ Name and width of adjacent streets; the road boundary is to be a minimum of 25 ft. from the physical centerline of the street.
19. ✓ Include existing or proposed easements.
20. ✓ Right-of-Way widths.
21. ✓ Road profile and typical section (minimum traveled surface, excluding shoulders, is to be 16 ft. wide).
22. ✓ Lot area (in square feet for each lot less than 2 acres).
23. ✓ Number the lots including residual lot.
24. ✓ Show any existing waterways.
- \*25. N/A A note stating a road (or any other type) maintenance agreement is to be filed in the Town Clerk's Office and County Clerk's Office.
26. ✓ Applicable note pertaining to owners' review and concurrence with plat together with owners' signature.
27. ✓ Show any existing or proposed improvements, i.e., drainage systems, waterlines, sewerlines, etc. (including location, size and depths).
28. ✓ Show all existing houses, accessory structures, existing wells and septic systems within 200 ft. of the parcel to be subdivided.

\*If applicable.

29. N/A Show all and proposed on-site "septic" system and well locations; with percolation and deep test locations and information, including date of test and name of professional who performed test.
30. N/A Provide "septic" system design notes as required by the Town of New Windsor.
31. ✓ Show existing grade by contour (2 ft. interval preferred) and indicate source of contour data.
32. ✓ Indicate percentage and direction of grade.
33. ✓ Indicate any reference to previous, i.e., file map date, file map number and previous lot number.
34. ✓ Provide 4" wide x 2" high box in area of title block (preferably lower right corner) for use by Planning Board in affixing Stamp of Approval.
35. \* Indicate location of street or area lighting (if required).

This list is provided as a guide only and is for the convenience of the Applicant. The Town of New Windsor Planning Board may require additional notes or revisions prior to granting approval.

PREPARER'S ACKNOWLEDGEMENT:

The plat for the proposed subdivision has been prepared in accordance with this checklist and the Town of New Windsor Ordinances, to the best of my knowledge.

By: William B. McLeod, L.S.  
Licensed Professional

Date: 2/16/94

RECEIVED FEB 1 8 1994

PROJECT I.D. NUMBER

617.21

94 - 1

SEQR

## Appendix C

State Environmental Quality Review  
**SHORT ENVIRONMENTAL ASSESSMENT FORM**  
 For UNLISTED ACTIONS Only

## PART I—PROJECT INFORMATION (To be completed by Applicant or Project sponsor)

|                                                                                                                                                                                                                                                                                                                  |                                                                                         |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------|
| 1. APPLICANT /SPONSOR<br><u>WINDSOR WOODS, INC.</u>                                                                                                                                                                                                                                                              | 2. PROJECT NAME <u>BLOSSOM HEIGHTS</u><br><u>A.K.A. WINDSOR WOODS MAJOR SUBDIVISION</u> |
| 3. PROJECT LOCATION:<br>Municipality <u>TOWN OF NEW WINDSOR</u> County <u>ORANGE</u>                                                                                                                                                                                                                             |                                                                                         |
| 4. PRECISE LOCATION (Street address and road intersections, prominent landmarks, etc., or provide map)<br><u>EAST SIDE OF MOORES HILL ROAD</u><br><u>1500' ± SOUTH OF ROUTE 207</u><br><u>TAX MAP SECTION 32 BLOCK 2 LOT 103</u>                                                                                 |                                                                                         |
| 5. IS PROPOSED ACTION:<br><input type="checkbox"/> New <input type="checkbox"/> Expansion <input checked="" type="checkbox"/> Modification/alteration                                                                                                                                                            |                                                                                         |
| 6. DESCRIBE PROJECT BRIEFLY:<br><u>RE-DESIGN OF PREVIOUSLY APPROVED PRELIMINARY LAYOUT</u><br><u>FINAL APPROVAL WILL BE FOR THE SAME NUMBER OF RESIDENTIAL</u><br><u>LOTS (31)</u>                                                                                                                               |                                                                                         |
| 7. AMOUNT OF LAND AFFECTED:<br>Initially <u>32.14</u> acres Ultimately <u>32.14</u> acres                                                                                                                                                                                                                        |                                                                                         |
| 8. WILL PROPOSED ACTION COMPLY WITH EXISTING ZONING OR OTHER EXISTING LAND USE RESTRICTIONS?<br><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If No, describe briefly                                                                                                                      |                                                                                         |
| 9. WHAT IS PRESENT LAND USE IN VICINITY OF PROJECT?<br><input checked="" type="checkbox"/> Residential <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input type="checkbox"/> Agriculture <input type="checkbox"/> Park/Forest/Open space <input type="checkbox"/> Other<br>Describe:  |                                                                                         |
| 10. DOES ACTION INVOLVE A PERMIT APPROVAL, OR FUNDING, NOW OR ULTIMATELY FROM ANY OTHER GOVERNMENTAL AGENCY (FEDERAL, STATE OR LOCAL)?<br><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If yes, list agency(s) and permit/approvals<br><u>N.Y.S.D.E.C.,</u><br><u>OR. CO. HEALTH DEPT.</u> |                                                                                         |
| 11. DOES ANY ASPECT OF THE ACTION HAVE A CURRENTLY VALID PERMIT OR APPROVAL?<br><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If yes, list agency name and permit/approval<br><u>TOWN OF NEW WINDSOR PLANNING BOARD - PRELIMINARY APPROVAL</u>                                             |                                                                                         |
| 12. AS A RESULT OF PROPOSED ACTION WILL EXISTING PERMIT/APPROVAL REQUIRE MODIFICATION?<br><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No                                                                                                                                                    |                                                                                         |
| I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE TO THE BEST OF MY KNOWLEDGE                                                                                                                                                                                                                                |                                                                                         |
| Applicant/sponsor name: <u>WINDSOR WOODS, INC.</u>                                                                                                                                                                                                                                                               | Date: <u>2/16/94</u>                                                                    |
| Signature: <u>William B. Aldred, L.S.</u>                                                                                                                                                                                                                                                                        |                                                                                         |

If the action is in the Coastal Area, and you are a state agency, complete the  
 Coastal Assessment Form before proceeding with this assessment

OVER

**PART II—ENVIRONMENTAL ASSESSMENT** (To be completed by Agency)

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |  |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|
| A. DOES ACTION EXCEED ANY TYPE I THRESHOLD IN 6 NYCRR, PART 617.12? If yes, coordinate the review process and use the FULL EAF.<br><input type="checkbox"/> Yes <input type="checkbox"/> No                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |  |
| B. WILL ACTION RECEIVE COORDINATED REVIEW AS PROVIDED FOR UNLISTED ACTIONS IN 6 NYCRR, PART 617.6? If No, a negative declaration may be superseded by another involved agency.<br><input type="checkbox"/> Yes <input type="checkbox"/> No                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |  |
| C. COULD ACTION RESULT IN ANY ADVERSE EFFECTS ASSOCIATED WITH THE FOLLOWING: (Answers may be handwritten, if legible)<br>C1. Existing air quality, surface or groundwater quality or quantity, noise levels, existing traffic patterns, solid waste production or disposal, potential for erosion, drainage or flooding problems? Explain briefly:<br><br>C2. Aesthetic, agricultural, archaeological, historic, or other natural or cultural resources; or community or neighborhood character? Explain briefly:<br><br>C3. Vegetation or fauna, fish, shellfish or wildlife species, significant habitats, or threatened or endangered species? Explain briefly:<br><br>C4. A community's existing plans or goals as officially adopted, or a change in use or intensity of use of land or other natural resources? Explain briefly:<br><br>C5. Growth, subsequent development, or related activities likely to be induced by the proposed action? Explain briefly:<br><br>C6. Long term, short term, cumulative, or other effects not identified in C1-C5? Explain briefly:<br><br>C7. Other impacts (including changes in use of either quantity or type of energy)? Explain briefly:<br><br>D. IS THERE, OR IS THERE LIKELY TO BE, CONTROVERSY RELATED TO POTENTIAL ADVERSE ENVIRONMENTAL IMPACTS?<br><input type="checkbox"/> Yes <input type="checkbox"/> No If Yes, explain briefly |  |

**PART III—DETERMINATION OF SIGNIFICANCE** (To be completed by Agency)

**INSTRUCTIONS:** For each adverse effect identified above, determine whether it is substantial, large, important or otherwise significant. Each effect should be assessed in connection with its (a) setting (i.e. urban or rural); (b) probability of occurring; (c) duration; (d) irreversibility; (e) geographic scope; and (f) magnitude. If necessary, add attachments or reference supporting materials. Ensure that explanations contain sufficient detail to show that all relevant adverse impacts have been identified and adequately addressed.

- ☐ Check this box if you have identified one or more potentially large or significant adverse impacts which **MAY** occur. Then proceed directly to the FULL EAF and/or prepare a positive declaration.
- ☐ Check this box if you have determined, based on the information and analysis above and any supporting documentation, that the proposed action **WILL NOT** result in any significant adverse environmental impacts **AND** provide on attachments as necessary, the reasons supporting this determination:

\_\_\_\_\_  
Name of Lead Agency

\_\_\_\_\_  
Print or Type Name of Responsible Officer in Lead Agency

\_\_\_\_\_  
Title of Responsible Officer

\_\_\_\_\_  
Signature of Responsible Officer in Lead Agency

\_\_\_\_\_  
Signature of Preparer (If different from responsible officer)

\_\_\_\_\_  
Date